

**VILLAGE OF TARRYTOWN  
BOARD OF TRUSTEES  
WORK SESSION 6:15 P.M.  
MONDAY, DECEMBER 23, 2019  
Tarrytown Village Hall  
One Depot Plaza, Tarrytown, New York**

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**Executive Session**

- A. Interview – General Foreman
- B. MEO Appointment
- C. Senior Van Driver

**Board of Trustees Concerns**

**Open Session**

1. Changes to Fee Schedule
2. Discussion – ARB Law
3. Discussion – Backyard Chickens
4. Station Area Overlay Zone
5. Extension of B. Thayer Associates Construction Inspection Services
6. Discussion - Travel Stories App
7. Location for Dedicated Bench – Village Hall
8. Fire Department Membership Changes



**VILLAGE OF TARRYTOWN - MASTER FEE SCHEDULE**  
**Established 4/6/2009**

TYPE OF PERMIT	FEE	Date Amended
Alarm User Permit	\$90 Residential - (2-year permit)	5/8/2019
	\$180 Commercial (2-year permit)	5/8/2019
	Renewal - \$60 Residential (2-year permit)	5/8/2019
	Renewal - \$120 Commercial (2-year permit)	5/8/2019
Architectural Review Board	\$100 Application + \$2.25 per \$1,000/cost	5/8/2019
Bingo	\$50 per occasion	5/8/2019
Birth/Death Certificates	\$10	
Blasting	\$1,000 + \$250,000 Bond & Cert. of Insurance	5/8/2019
Boat Launching	\$50 resident seasonal annual (expires in Dec.)	
Boat Permit (Tarrytown Lakes)	\$50 resident seasonal annual (expires in Dec.) Per Boat	
Building Legalization	Building Permit Fees Double for work without a permit	
Boat Live Aboards	\$1,100 per boat	
Building Permits	\$100 + \$19 per \$1,000 (Renovation)	8/21/2017
	\$100 + \$3.10 per sq. ft. New Residential (All Floor Areas)	5/8/2019
	New Commercial \$100 + \$4.15 per sq. ft. (All Floor Areas)	5/8/2019
	\$110 Re-inspection Fee - All	5/8/2019
	Plan Amendment Fee - \$110 each submission	8/21/2017
	Construction Operations outside of permitted hours [§ 215.6B(1)]- 25% Extra permit fee charged by Building Dept.	11/3/2009
Electrical Permits	0-\$499 = \$100	8/21/2017
	\$500-\$999 = \$110	8/21/2017
	\$1,000-\$1,999 = \$125	8/21/2017
	\$2,000-\$3,999 = \$135	8/21/2017
	\$4,000-\$9,999 = \$190	8/21/2017
	\$10,000-\$50,000 = \$275+2.35% of value over \$10,000	8/21/2017
	\$50,000 and over = \$1,790.00	8/21/2017
Plumbing Permit Fees	\$105 application fee (Charge for add'l fixtures over 4)	5/8/2019
	Charge for Additional Fixtures over 4 - \$10.50/fixture	5/8/2019
	\$50 roughing inspection	8/21/2017

TYPE OF PERMIT	FEE	Date Amended
Plumbing Permit Fees	\$50 testing	8/21/2017
	\$50 in-ground sewer or gas	8/21/2017
	\$50 gas test	8/21/2017
	\$50 final inspection fee	8/21/2017
	\$100 reinspection fee	8/21/2017
Carting	\$250 per Company; \$100 per truck	
Certificate of Compliance	\$100 Residential / \$200 Comercial	5/8/2019
Certificate of Occupancy	\$100 Residential / \$200 Comercial	5/8/2019
Circus and Carnivals	Per event, \$250 + \$1 million insurance; Private	5/8/2019
Circus and Carnivals	\$100 per event, not-for-profit, plus \$1 million insurance	5/8/2019
Cross Control Program	\$100 Administration Fee	5/8/2019
Curb Cut - Repair/Replacement	\$15.00/lineal foot - Minimum Fee: \$150.00 - Security Deposit: \$500.00	5/8/2019
Curb Cut - Repair/Replacement		
Dance Halls & Cabarets	\$200 per year or \$20 per day	5/8/2019
Dog Licenses	As of 1/1/2011 - Dog Licenses are issued by Town of	
Village Dump	Dumping of Leaves at Village Dump - \$20 per load	4/3/2018
Dumpsters	\$20/day + \$200 deposit; add'l \$40/day if parking space used	5/8/2019
Excavation or Fill	100 per job site, based on value of construction	5/8/2019
False Alarms	1-2/year = No Charge	
	3/year - \$40	5/8/2019
	4/year - \$100	5/8/2019
	5/year - \$250	5/8/2019
	6 or more/year - \$500 per occurrence	
Filming/Photo Shoot	Public Property - \$2,500 - 1st day; \$2,000 each day thereafter	4/3/2017
Filming hours - 7 a.m. - 10 p.m.	Private Property - \$1,500 - 1st day; \$1,000 each day thereafter	4/3/2017
Filming - Early Start Fee	\$500 filming before 7 a.m.	5/8/2019
Filming - Late Finish Fee	\$500 filming after 10 p.m.	5/8/2019
Not-for-profit Filming Fee	Non-for-profit - \$250 - 1st day; \$125 each day thereafter	12/21/2010
Student Filming Fee	Student - \$100 - 1st day; \$50 each day thereafter	12/21/2010

TYPE OF PERMIT	FEE	Date Amended
Reserved Parking for Filming	Reserved Parking Space - \$40 per space per day (all categories)	
Fingerprints - Non-Criminal	\$25	
Fire Hydrant Use	\$100 + \$25 turn on + \$25 turn off	
Fire Inspection Fees	(amended fees adopted 5/18/09)	5/18/2009
Multi-Family	FEE	
1-4 Units	\$100.00	
5-10 Units	\$150.00	
11-20 Units	\$225.00	
21 or more	\$325.00	
Commercial		
Restaurant	\$100.00	
Church	\$100.00	
Store	\$100.00	
Multi-Family plus Commercial	Fee for Multi-family + \$100 for ea. commercial use in structure	
Other		
Private Club & Social Institution	\$100.00	
without Residential Rooms		
Private Club & Social Institution with Residential Rooms	\$100 + \$10/residential room	
Private School	\$100.00	
Public School	No Fee	
Municipal Building	No Fee	
Private Residential School	\$250 + \$10/residential	
Hotel	\$250 + \$10/hotel room	
Office Building	Up to 5,000 sq. ft. - \$150.00	
	\$150 + \$25 for ea. Add'l 1,000 sq.ft.	

TYPE OF PERMIT	FEE	Date Amended
Fire Sprinkler Service	\$50 application; \$10/\$1,000 of cost of construction	
Fishing (Buttons)	Tarrytown Resident - \$10	5/8/2019
	Tarrytown Resident over 62 and under 16 - Free	
	Sleepy Hollow Resident - \$20	5/8/2019
	Town of Greenburgh and Town of Mt. Pleasant Residents - \$25	5/8/2019
FOIL and Documents	\$.25/page; videos and DVD's \$20/1 DVD or Video; \$25/2 DVD or Videos of same meeting; Village Code - \$150; Certified Copy of Elec. License - \$5	
Food Scrap Recycling Kit	\$23/kit	5/8/2019
Freshwater Wetlands Permit	\$150	
Games of Chance	\$50 per occasion	5/8/2019
Garbage Collection - Add'l cart	\$3.00 per additional cart per week (Payment for additional carts must be made in advance for a 52 week period) (Based on Calendar Year)	2018
Good Conduct Letters	\$25; No charge for Government Agencies	
Green Industry Contractors	\$150 - Business Permit; \$25/truck	
Hydrants, Private (unmetered)	\$200 per year per hydrant	5/8/2019
Hydrant Meters	\$50 permit fee. First Week or parts thereof:	
	1st Hydrant = \$100; 2nd Hydrant = \$50;	
	Each add'l hydrant = \$25	
	If parking space is used = \$15/parking space	
Laundromats	\$100 per year	
Parking Meter Rates	(On-street and all parking lots with exception of long-term parking lots and on-street meters designated for long-term parking) - \$.25 for fifteen minutes	12/18/2017

TYPE OF PERMIT	FEE	Date Amended
Parking Meter Rates Long Term Parking	(On-street long term meters on Cortlandt Street and Lower Main Street; parking lots and areas on west side of Metro North Commuter Railroad tracks, South Depot Parking Lot and parking lot north of Village Hall) - \$1.75 per hour to a maximum of \$14.00 per day	5/8/2019
Parking Permits	Resident \$435/year; \$345/semi-annual	5/8/2019
Parking Permits	Non-Resident \$1,300/year; \$850/semi-annual	5/8/2019
Parking Permits	Non-Resident Business \$310/year; \$250/Semi-Annual	5/1/2017
Parking Permits	Resident Carpool \$420 + \$85 each add'l car; Semi-Annual \$320 + \$60 each add'l car	5/8/2019
Parking Permits	Non-Resident Carpool \$1,300 + \$150 each add'l car; Semi-Annual \$825 + \$125 each add'l car	5/8/2019
Parking Permits	One Day Parking Permit-\$5 Resident Only	
Parking Permits	Vacation Permit \$6/day (3 day minimum; 14 day maximum)	
Parking Permits	Transfer Fee - \$5.00	
Parking Permits - Commercial Vehicles	Semi Annual Annual	
Resident Commercial - Section 291-49.A.A.	\$365.00 \$600.00	2/6/2018
Non-Resident Commercial - Section 291-49.A.A.	\$470.00 \$780.00	2/6/2018
Resident Commercial - (oversized vehicle) Section 291-49.A.B.	\$520.00 \$875.00	2/6/2018
Non-Resident Commercial - (oversized) Section 291-49.A.B.	\$650.00 \$1,135.00	2/6/2018
Business Commercial Parking Permit - Cortlandt Street (metered parking spaces 4050 through 4061)	\$750 per parking space - annual	12/3/2018

TYPE OF PERMIT	FEE	Date Amended
Business Commercial Parking Permit - Cortlandt Street (metered parking spaces 4050 through 4061)	\$375 per space semi-annual	12/3/2018
Pawnbrokers	\$100 per year	
Peddlers & Solicitors	\$125/annual - 1 - 5 people	8/19/2019
	\$250/annual - 6 - 10 people	8/19/2019
	\$375/annual - 11 - 15 people	8/19/2019
	\$500/annual - 16 - 20 people	8/19/2019
	\$35 / day per person for special events	8/19/2019
Planning Board	Site Plan = \$600 + \$30 per parking space +\$60 each dwelling	
Planning Board	Subdivision = \$1,000 + \$1,400/lot	8/21/2017
Planning Board	Recreation Fee (2018) = \$10,300.00/increases annually in January by CPI of past year	2018
Planning Board	Escrow = \$2,500 - \$10,000 as determined by Planning Board	
	Recreation Fee in lieu of providing park or recreation land	
Police Accidents Reports	\$8.00 per report	5/8/2019
Police Dept. FOIL	For minor FOIL requests, such as police reports, which are readily available - 25 cents per page. When a FOIL request requires significant effort - 2 hours or more - then the actual cost of the lowest paid employee who has the skill to fulfill the request as well as a fee based on the storage medium used shall be charged.	12/7/2009
Property Searches	\$150	5/8/2019
<b>Recreation Programs</b>		
Adult Basketball	Fall/Winter - \$1,400/team (inactive)	2/6/2018
Adult Softball	Summer Men's - \$1,500/team	2/19/2019
	Summer Coed \$1,500/team	2/19/2019
	Fall Men's - \$900/team	2/19/2019
Adult Volleyball	Adult Volleyball - \$650/team	2/6/2018



TYPE OF PERMIT	FEE	Date Amended
Fitness Center	Adult (18+) - 1 Year \$300.00	9/29/2016
	Family Plan - 1 Year \$600.00	9/29/2016
	Senior Citizen (60+) 1 Year \$150.00	9/29/2016
	Full Time College Student (Must provide valid college I.D. - 1 Year \$150.00	9/29/2016
	Guest Fee (Must come with a Member) - \$15/day	11/21/2016
		11/21/2016
Ice Skating	Resident 18+ \$10 season	
	17 and under \$5 season	
	Resident Senior \$5 season	
	Non-Resident \$5 per day	
Kayak-Boat Permit - Tarrytown Lakes	\$50/boat	7/10/1905
Kayak Storage Rack	Season Rental of Kayak Storage Rack - \$160 per space	5/8/2019
Losee Park Fields	Without Lights \$125/hour (3 hour/\$375 minimum)	2/4/2019
	With Lights \$150/hour (3 hour/\$450 minimum)	2/4/2019
Pierson Park Pavilion	\$275 Residents; \$550 Non-Residents (\$50 non-refundable)	2018
Performance Pavilion	Use of Performance Pavilion for casual use - Resident Fee - \$50/hour up to a 3 hr. maximum	2018
	Non-residents may not rent the Performance Pavilion	
Senior Center Rental, Resident	\$300 for 4 hours, plus \$50 ea. Add'l hour	5/8/2019
Senior Center Rental, Non-Resident	\$600 for 4 hours, plus \$100 ea. Add'l hour	5/8/2019
Swimming Pool Fees - Residents Only	Family Rate (2 Adults and no limit on number of children up to 21 years of age) - \$420.00	5/8/2019
	Individual (21 years of age or over) - \$210.00	5/8/2019
	Senior Citizen (60 and older) - \$105.00	5/8/2019
	Nanny Au pair - \$210.00	5/8/2019
	Daily Rate (age 4 and older)* - \$10/weekday; \$15/weekend	1/17/2017
	Daily Rate (age 3 and younger) - no charge	1/17/2017
	*Maximum number of guests (daily rate) per member - 2	1/17/2017

TYPE OF PERMIT	FEE	Date Amended
	Daily Rate/fee per Resident - \$50 for pool card, plus \$10 per day per resident - Monday - Friday and \$15 per day per resident - Saturdays, Sundays and Holidays. No guests allowed for holders of the day passes	4/16/2018
	Early Morning Lap Swim - Monday - Thursday, 5:30 a.m. - 8:30 a.m. and Sunday, 8:00 a.m. - 9:45 a.m. Pool Members - \$60/season - Non-Pool Members - \$100/season	6/19/2017
Summer Day Camp	Paid By: Apr 30 Resident: \$310	2/4/2019
Fee - Per 2-Week Session	Paid By: Apr 30 Non-Resident: \$350	2/4/2019
	Paid By: Apr 30 Scholarship: \$230	2/4/2019
	Paid By: May 31 Resident: \$330	2/4/2019
	Paid By: May 31 Non-Resident: \$370	2/4/2019
Summer Day Camp	Paid By: May 31 Scholarship: \$250	2/4/2019
	Paid By: June 30 Resident: \$350	2/4/2019
	Paid By: June 30 Non-Resident: \$390	2/4/2019
	Paid By: June 30 Scholarship: \$270	2/4/2019
Summer Tot Camp	Paid By: Apr 30 Resident: \$270	2/4/2019
Fee - Per 2-Week Session	Paid By: Apr 30 Non-Resident: \$320	2/4/2019
	Paid By: Apr 30 Scholarship: \$190	2/4/2019
	Paid By: May 31 Non-Resident: \$340	2/4/2019
	Paid By: May 31 Scholarship: \$210	2/4/2019
	Paid By: June 30 Resident: \$310	2/4/2019
	Paid By: June 30 Non-Resident: \$360	2/4/2019
	Paid By: June 30 Scholarship: \$230	2/4/2019
Scaffolding Permit	\$50	
Sanitary Sewer &	\$50 application fee +\$40/day for use of parking space	
Stormwater Connection	\$350 for connection for tap into manhole or catch basin	
	\$1,000 for tap into sewer line	
Shopping Carts Left on Streets	\$25	
Sidewalk Café	Café - \$100 plus \$3.60 s.f.	5/8/2019

TYPE OF PERMIT	FEE	Date Amended
Sidewalk Vending	Vending - \$260	5/8/2019
Sidewalk Musicians	Sandwich Boards only - \$105	
	\$10 annually (a maximum of 4 sidewalk musician permits issued per year)	10/21/2013
Sidewalk Closing	\$25 + \$40 per day for parking spaces + \$250 security deposit	
Sandwich Board Permits	\$105.00/year	10/21/2013
Sidewalk Opening Permit	\$3.00/square foot - Minimum Fee: \$100.00 - Security Deposit - \$1,000.00	12/16/2013
Signs	Single faced less than 25 sq. ft. - \$60	5/8/2019
	Single faced 25 sq. ft. or more - \$80	5/8/2019
	same as single	5/8/2019
Signs	Awning Sign - \$50	
	Illumination on Sign - \$25 add'l.	
	Floodlighting - \$30 per floodlight	5/8/2019
Special Use Permit (Board of Trustees)	\$600	5/8/2019
Steep Slopes Clearance Application	\$250	5/8/2019
Street Opening Permit	\$3.50/square foot - Minimum Fee: \$150.00 - Security Deposit - \$1,000.00	5/8/2019
Taxi/Livery	Business License \$250/year	
	Taxicab Fee \$100 each car	
Taxi Fares	\$5 within Village; \$1 each add'l person to same stop	12/1/2017
	Senior Citizens (62+) \$4 within Village; \$1 each add'l person same stop	12/1/2017
Reproduction of Westchester County Taxi &	\$10.00	10/15/2012
Towing License	\$300 Business License	5/8/2019
Towing Rates	Non-commercial vehicles within the Village of Tarrytown - \$125.00	12/19/2016
	Per mile outside a 2-mile radius of the Village line - \$5.00	8/16/2010
	Flat Bed Service - \$175.00	8/16/2010
	Road Service - \$75.00	8/16/2010

TYPE OF PERMIT	FEE	Date Amended
	Winching Rates - \$105.00	8/16/2010
	Rollover - \$200.00	8/16/2010
	Storage Fee Per Day \$50.00	12/19/2016
	Pick up prior to vehicle being hooked to tow truck - \$75.00	12/19/2016
	After hours retrieval of towed vehicle - \$65.00	12/19/2016
	Yard Charge - \$65.00	12/19/2016
Towing - Impounds	Non-Crime Resident - \$15.00	12/19/2016
	Non Crime Non-Resident - \$20.00	12/19/2016
	Crime - Resident - \$40.00	12/19/2016
	Crime - Non-Resident - \$45.00	12/19/2016
Tree Permit	No Charge unless matter referred to Arborist; if referred, must pay Arborist's fee	
Vacation Permits	\$6/day (14 consecutive days maximum) McKeel Parking Lot	
Video Games	\$100 - 1st Machine;	
	2nd & 3rd Machine \$50 (3 Maximum)	
	Renewal: \$50 - 1st Machine;	
	2nd & 3rd Machine \$25/machine (3 Maximum)	
Water - Final Meter Read	\$40	
Water Main Tapping Fees	3/4" - \$350	
	1" - \$400	
	Inspection Fee \$75 per tap if Village does not perform tap	
Water Rates	RESIDENTIAL: Within Village \$84.29 per 1,000 cubic feet	12/1/2019
	Senior Citizens within Village - \$62.85 per 1,000 cubic feet	12/1/2019
	Outside Village Resident: \$126.43 per 1,000 cubic feet	12/1/2019
	Inside Village Commercial	
	\$86.69 per 1,000 cubic feet for first 2,000 cubic feet	12/1/2019
	\$104.04 per 1,000 cubic feet for next 5,000 cubic feet	"
	\$124.84 per 1,000 cubic feet for next 5,000 cubic feet	"
	\$149.81 per 1,000 cubic feet thereafter	"
	Outside Village Non-Residential	

TYPE OF PERMIT	FEE	Date Amended
	\$130.03 per 1,000 cubic feet for first 2,000 cubic feet	12/1/2019
	\$156.04 per 1,000 cubic feet for next 5,000 cubic feet	"
	\$187.24 per 1,000 cubic feet for next 5,000 cubic feet	"
	\$224.69 per 1,000 cubic feet thereafter	
Water Curb Stop Turn-on/Turn-off	\$50	5/8/2019
Sewer Fee	Sewer Fee: \$2.50 per 1,000 cubic feet of water consumed	6/19/2017
Zoning Board of Appeals	\$300 for residential (1 and 2 family)	8/21/2017
	\$900 for commercial	8/21/2017
	\$75 for renewal	
Zoning Code	Zoning Code=\$35 (includes map); map only=\$5	
<b>Master Fee Schedule Update Schedule:</b>		
Established on April 6, 2009	Amendment: September 4, 2012	Amendment: Apr. 3, 2017
Amendment: May 4, 2009	Amendment: September 17, 2012	Amendment: June 19, 2017
Amendment: May 18, 2009	Amendment: Oct. 15, 2012	Amendment: July 17, 2017
Amendment: November 2, 2009	Amendment: Jan. 7, 2013	Amendment: Aug. 21, 2017
Amendment: December 7, 2009	Amendment: July 1, 2013	Amendment: Dec. 1, 2017
Amendment: July 1, 2010	Amendment: October 21, 2013	Amendment: Dec. 18, 2017
Amendment: August 16, 2010	Amendment: December 16, 2013	Amendment: Feb. 6, 2018
Amendment: September 21, 2010	Amendment: May 19, 2014	Amendment: Dec. 3, 2018
Amendment: December 21, 2010	Amendment: July 14, 2014	Amendment: Feb. 4, 2019
Amendment: May 2, 2011	Amendment: April 6, 2015	Amendment: Feb. 19, 2019
Amendment: May 16, 2011	Amendment: April 29, 2015	Amendment: May 8, 2019
Amendment: June 20, 2011	Amendment: July 1, 2015	Amendment: Dec. 1, 2019
Amendment: July 1, 2011	Amendment: Dec. 21, 2015	
Amendment: July 18, 2011	Amendment: Feb. 1, 2016	
Amendment: January 1, 2012	Amendment: Oct. 1, 2016	
Amendment: May 7, 2012	Amendment: Dec. 19, 2016	
	Amendment: Jan. 17, 2017	



## Kathy Deufemia

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**From:** Dan Pennella  
**Sent:** Friday, December 20, 2019 9:14 AM  
**To:** Kathy Deufemia  
**Cc:** Carla Sapienza  
**Subject:** Fee amendment

Kathy,

I would like to add the following to our schedule of fees.

“Refund for applications withdrawn by the applicants prior to the issuance of a building permit is subject to 20% building permit fee.”

**Donato R. Pennella, P.E.**  
Village Engineer/Building Inspector  
One Depot Plaza  
Tarrytown, N.Y. 10595  
p. (914) 631-3668  
[dpennella@tarrytowngov.com](mailto:dpennella@tarrytowngov.com)





8-26-19

# Day Camp Fee Schedule Proposal for 2020

April 1 <sup>st</sup> – April 30 <sup>th</sup>			
	Individual	2-Week Session	6 Weeks
Resident (TT/SH)	\$155	\$290 (\$145/wk)	\$810 (\$135/wk)
Non-Resident	\$175	\$330 (\$165/wk)	\$930 (\$155/wk)
Scholarship	\$120	\$220 (\$110)	\$600 (\$100/wk)
May 1 <sup>st</sup> – May 31 <sup>st</sup>			
	Individual	2-Week Session	6 Weeks
Resident (TT/SH)	\$165	\$310 (\$155/wk)	\$870 (\$145/wk)
Non-Resident	\$185	\$350 (\$175/wk)	\$990 (\$165/wk)
Scholarship	\$130	\$240 (\$120/wk)	\$660 (\$110/wk)
June 1 <sup>st</sup> – June 15 <sup>th</sup>			
	Individual	2-Week Session	6 Weeks
Resident (TT/SH)	\$175	\$330 (\$165/wk)	\$930 (\$155)
Non-Resident	\$195	\$370 (\$185/wk)	\$1050 (\$175/wk)
Scholarship	\$140	\$260 (\$130/wk)	\$720 (\$120/wk)

# Tot Camp Fee Schedule Proposal

April 1 <sup>st</sup> – April 30 <sup>th</sup>				
	Individual Weeks	2-Week Session	6 Weeks	
Resident (TT/SH)	\$150	\$260 (\$130/wk)	\$720 (\$120/wk)	
Non-Resident	\$175	\$280 (\$140/wk)	\$780 (\$130/wk)	
Scholarship	\$130	\$220 (\$110/wk)	\$600 (\$100/wk)	
May 1 <sup>st</sup> – May 31 <sup>st</sup>				
	Individual Weeks	2-Week Session	6 Weeks	
Resident (TT/SH)	\$160	\$280 (\$140/wk)	\$780 (\$130/wk)	
Non-Resident	\$185	\$300 (\$150/wk)	\$840 (\$140/wk)	
Scholarship	\$140	\$240 (\$120/wk)	\$660 (\$110/wk)	
June 1 <sup>st</sup> – June 15 <sup>th</sup>				
	Individual Weeks	2-Week Session	6 Weeks	
Resident (TT/SH)	\$170	\$300 (\$150/wk)	\$840 (\$140/wk)	
Non-Resident	\$195	\$320 (\$160/wk)	\$900 (\$150/wk)	
Scholarship	\$150	\$260 (\$130/wk)	\$720 (\$120/wk)	

Early Riser Fee (Max 20 campers)	\$25/week
Extended Day (Max 25 campers)	\$50/week



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VILLAGE OF TARRYTOWN  
PUBLIC HEARING NOTICE

Chapter 9 – Architectural Review Board

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Tarrytown will hold a public hearing on the 2<sup>nd</sup> day of December, 2019, at 8:00 p.m. in the Municipal Building, One Depot Plaza, Tarrytown, New York 10591, to hear and consider enacting an amendment to Chapter 9 of the Code of the Village of Tarrytown entitled Architectural Review Board.

A local law to amend Chapter 9 of the Code of the Village of Tarrytown entitled Architectural Review Board to amend the review of certain building permit applications by the Architectural Review Board

Section 1. Be it enacted by the **Board of Trustees of the Village of Tarrytown** as follows (Language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

Section 2. Chapter 9, Section 4. (A) “Referral of applicants for building permits” shall be amended to read as follows:

Chapter 9, Section 4. (A) shall be re-titled – Referral of applicants for building permits or other work for Architectural Review.”

Section 3. Chapter 9, Section 4. (A) “Referral of applicants for building permits or other work for Architectural Review” shall be amended to read as follows:

Section 4. (A) Referral of applicants for building permits or other work for Architectural Review:

Except where an application for a certificate of appropriateness must be submitted to the Architectural Review Board pursuant to the Landmark and Historic District Act (Chapter 191, Historic Districts and Landmarks), every application for a building permit shall be referred by the Building Inspector to the Architectural Review Board, provided that:

- (1) There will be construction, reconstruction or alteration of any building or structure that affects the exterior appearance of the building or other structure and is visible from any public street;
- (2) The proposed plans include construction, reconstruction or alteration of any deck or uncovered porch that affects the exterior appearance of the building or other structure, is visible from any public street and exceeds 25 square feet, including steps;
- (3) The proposed plans include construction, reconstruction or alteration of existing/new windows or security grills that affect the exterior appearance of the building or other structure and are visible from any public street; or
- (4) The proposed plans include construction, reconstruction or alteration of any fence or wall exceeding three feet in height or 20 feet in length that is visible from any public street. **involving**

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any of the following shall be referred by the Building Inspector to the Architectural Review Board:

ARB review is required for applications requiring Planning Board approval, as well as other projects which are detailed as follows:

1. Construction of a new building
2. Reconstruction or rehabilitation of buildings with prior Architectural Review Board approval, which differs from that prior ARB approval;
3. Rehabilitation of buildings that involves more than replacement with materials (windows, doors, siding, or garage doors and roofing) that are not of the same kind, and which are visible from a public street. For example, while replacement of wood double-hung windows with vinyl double hung windows would not require ARB approval, replacement of double-hung windows with casement windows would.
4. All additions of any size for buildings built before 1929. For buildings built in 1929 or later, additions that increase the existing building footprint by 25% or more-.
5. Fences that are in the front yard (See Schematic Plan (1) or within the required minimum front yard setback (See Schematic Plan (2) and higher than thirty inches (30").
6. Walls, including retaining walls, that are in a front yard or within the required minimum front yard setback and are visible from a public street.
7. Walls, including retaining walls that are over 30 inches (30") and that are within the required minimum side yard or rear yard setback.

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8. Applications for signage or awnings;

9. Applications for a property within the Restricted Retail RR Zone or commercial properties outside the RR Zone involving:

(a) Construction, reconstruction or alteration of any building or structure that affects the portion of the exterior appearance of the building or other structure that is visible from any public street, except applications involving only fences, retaining walls, steps, and /or sidewalks;

(b) Construction, reconstruction or alteration of any deck or uncovered porch that affects the exterior appearance of the building or other structure, is visible from any public street and exceeds 25 square feet (such size calculation shall include any steps); or

(c) Construction, reconstruction or alteration of existing/new windows or security grills that affect the exterior appearance of the building or other structure and are visible from any public street.

(d) Painting using different colors than those that exist on the building, that affect the exterior appearance of the building or other structure and are visible from any public street.

4. B. Exceptions that apply in every zoning district except for the RR Zone, historic districts and historic designated structures– Since it is the intent of the Board of Trustees to provide a process for routine maintenance or changes and upgrades to buildings that do not result in major, detrimental departures from the original construction and design of a structure, applications that are excepted from ARB review include:

1. Additions that increase the existing building footprint by less than 25% for buildings built after 1929 (see section 4. A. 45.)

2. Fences that are only in the rear yard or side yard setback, less than 48" and not fronting on a street. (Finish of the fence must face the adjoining property.)

3. Walls with Planning Board approvals. under Planning Board Review.

4. Walls that are less than 30 inches (30") in height but not within the required minimum side yard or rear yard setback.

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a. less than thirty inches (30") in height and not in the side and rear yard setbacks; and

within a required minimum front yard, side yard or rear yard setback.

5. Steps, and/or sidewalks

6. Painting a building or structure the same colors

7. Painting a building or structure and changing colors from the existing colors, provided that the colors are in the Benjamin Moore Historical Color Chart, and the Benjamin Moore White and Off-White Color Charts, as they may be updated from time to time, maintained in the Building Department, or an equivalent color palette that has only slight variations in color hues.

8. Adding storm widows to existing windows without making further changes.

9. Replacement in kind of structures or fences that obtained prior building permit with ARB approvals.

**Section 4: The current Section 9-4 (B), (C), and (D) should be renumbered to 9-4 (C), (D) and (E).**

**Section 5: Supersession of other laws.**

All laws, ordinances, rules and regulations of the Village are modified and superseded by this article with respect to their application to parking and enforcement.

**Section 6: Severability**

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

**Section 7: Effective Date**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.



VILLAGE OF TARRYTOWN  
PUBLIC HEARING NOTICE

Chapter 125, Dogs and Other Animals

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Tarrytown will hold a public hearing on the 2<sup>nd</sup> day of December, 2019, at 8:00 p.m. in the Municipal Building, One Depot Plaza, Tarrytown, New York 10591, to hear and consider enacting an amendment to Chapter 125 of the Code of the Village of Tarrytown entitled Dogs and Other Animals.

A local law to amend Chapter 125 of the Code of the Village of Tarrytown entitled "Dogs and Other Animals", to amend the code provisions to allow for the keeping of chickens subject to certain restrictions.

Section 1. Be it enacted by the Board of Trustees of the Village of Tarrytown as follows (Language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

**Section 2. Amending Existing Provision.** Chapter 125, Section 1. Entitled "Definitions" is hereby amended as follows:

A used in this chapter the following terms shall have the meanings indicated:

**CHICKEN**

**An egg-producing mature female chicken or hen.**

**DOMESTIC ANIMAL**

Any domesticated sheep, horse, cattle, swine, fowl **(but not including chickens maintained in accordance with this Chapter)**, duck, goose, turkey, goat, hare, skunk, fox, pigeon (including homing or racing pigeons), pheasant or other bird which is raised in confinement but not normally considered a household pet.

**Section 3. New Provision.** A new Chapter 125, Section 3 shall be added as follows:

**§ 125-3. Keeping of Chickens.**

- A. **The keeping of 12 or fewer chickens is permitted as an accessory use in all single-family residential zones (the R-80, R-60, R-40, R-30, R-20, R-15, R-10, R-7.5 and R-5) subject to the following restrictions:**
  - (1) **All structures used for the housing and feeding of chickens and all exercise yards, pens or other areas used for their maintenance shall be located so as to comply with minimum setback requirements governing accessory buildings as set forth in Chapter 305.**
  - (2) **Chickens must be confined at all times to a chicken coop and/or fenced-in enclosure and shall not be permitted to roam freely on any property in the Village of Tarrytown.**

- (3) Any chicken coop or similar-type structure for housing or enclosing chickens shall not exceed 8 feet in height nor be greater than 25 sq. feet in building coverage and shall not be constructed or erected prior to obtaining a building permit.
- (4) All feed shall be housed in rodent proof containers.
- (5) All structures used for the housing and feeding of chickens and all exercise yards, pens or other areas used for their maintenance shall be kept clean and free of noticeable odors across property lines and any accumulation of manure. Any person maintaining chickens shall prevent runoff onto other properties to the maximum extent practicable from all structures used for the housing and feeding of chickens and all exercise yards, pens or other areas used to maintain chickens.
- (6) No roosters shall be permitted in any building or on any property within the Village of Tarrytown.
- (7) No commercial sale of chickens or their eggs shall be permitted.
- (8) A minimum of ten (10) sq. ft. of fenced-in outdoor space per chicken is required, and the setbacks established by zoning must be complied with.
- (9) The slaughter of chickens and the raising of chickens for slaughter on residential properties in the Village of Tarrytown shall be prohibited.
- (10) Denial of an application for a building permit for an accessory structure and/or enclosure to house chickens that is based on zoning standards for area or setbacks may be appealed to the Zoning Board of Appeals.

**Section 4. Amending Existing Provision.** Chapter 125, Section 2. Entitled "Restrictions" is hereby amended as follows:

H. No person owning or possessing any household pet or chicken shall suffer or allow it to disturb the comfort, peace or repose of persons in the vicinity by long, continued, frequent or repetitive noise.

#### **Section 5. Renumbering.**

The current Chapter 125, Section 3 entitled "Penalties for offenses" shall be renumbered as Chapter 125, Section 4.

#### **Section 6: Severability**

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

#### **Section 7: Effective Date**

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

LOCAL LAW \_\_\_\_\_ - 2019

A local law to amend Chapter 305 of the Code of the Village of Tarrytown entitled "Zoning", to add a new Article and attachment for the Station Area Overlay

Section 1. Be it enacted by the Board of Trustees of the Village of Tarrytown as follows (Language in **Bold and Underlined** to be added, language in ~~**Strikethrough and bold and underlined**~~ to be deleted):

Section 2. **Amending Existing Reserved Article.** Chapter 305, Article XII is hereby amended to create an Article devoted to the Station Area Overlay as follows:

Article XII ~~**(Reserved)**~~ **Station Area Overlay District**

Section 3. **Amending Existing Reserved Sections of Article XII.** Chapter 305, Article XII is hereby amended to create Sections of the new Article devoted to the Station Area Overlay as follows:

~~**§ 305-68 to § 305-78 (Reserved)**~~

**§ 305-68 Legislative Intent and Purpose.**

**The intent and purpose of the Station Area Overlay District (SAO) is to create a built environment that implements the goals and objectives for the station area as detailed in the Tarrytown Comprehensive Plan. Property owners with an eligible parcel(s) in this district can apply to receive an SAO designation which can be affixed to a qualifying parcel of land. Once a parcel receives an SAO designation, the parcel is governed by the use, dimensional and other provisions of the SAO zoning regulations, and SAO zoning replaces the existing zoning. The intent of the SAO is to enable and implement the goals and recommendations outlined in the Village of Tarrytown Comprehensive Plan. The SAO is designed to provide flexibility that will allow different types of uses and forms, while still protecting the interests of the Village. The intent is to allow exceptional and signature developments that are consistent with the Comprehensive Plan, while the specifics have not yet been imagined.**

**§ 305-69. Definitions and Word Usage**

**Unless defined herein in the general definitions in Chapter 305, the following definitions apply.**

**Affordable Housing**

**Reference § 305-130.**

**Blue / Green Strategies**

**Refer to Blue Roofs and Green Infrastructure below.**

**Blue Roofs**

Rooftop systems that control the discharge of stormwater into a municipal system by detaining stormwater on a roof and until the peak rate of discharge is reduced. (Source: adapted from New York State Department of Environmental Conservation

#### Cooperative Housing, Collective Housing, Cooperative Living, or Share Housing

A shared living arrangement in a multi-unit building where certain facilities are shared between building occupants, for example kitchen, living, or toilet/bathing facilities.

#### Green Infrastructure

Green infrastructure includes a wide array of practices at multiple scales to manage and treat stormwater, maintain and restore natural hydrology and ecological function by infiltration, evapotranspiration, capture and reuse of stormwater, and establishment of natural vegetative features. On the local scale green infrastructure consists of site- and neighborhood-specific practices and runoff reduction techniques. (Source: NYSDEC, Stormwater Management Design Manual)

#### LEED

Leadership in Energy and Environmental Design (LEED) is a rating system devised by the United States Green Building Council (USGBC) to evaluate the environmental performance of a building and encourage market transformation towards sustainable design. (Source: U.S. Green Building Council)

#### LEED Certification

A designation given to projects that demonstrate adherence to prerequisites and earn credits across nine measurements for building excellence from integrative process to indoor environmental quality. Based on the number of credits achieved, a project earns one of four LEED rating levels: LEED Certified, LEED Silver, LEED Gold or LEED Platinum. The LEED rating systems work for all buildings at all phases of development and are meant to challenge project teams and inspire outside-the-box solutions. (Source: U.S. Green Building Council)

#### Live-Work Space or Live/Work Unit

A building or space within a building used jointly for commercial and residential purposes. (Source: American Planning Association / Planning Advisory Service)

#### Passive House Standards

Passive House building is an internationally recognized, performance-based energy standard in construction that comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level. A passive building is designed and built in accordance with these five building-science principles:

- 1) Employs continuous insulation throughout its entire envelope without any thermal bridging.
- 2) The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air.

- 4
- 3) Employs high-performance windows (typically triple-paned) and doors.
  - 4) Uses some form of balanced heat- and moisture-recovery ventilation and a minimal space conditioning system.
  - 5) Solar gain is managed to exploit the sun's energy for heating purposes in the heating season and to minimize overheating during the cooling season  
(Source: Passive House Institute US)

#### Shared Parking

A land use/development strategy that optimizes parking capacity by allowing complementary land uses to share spaces, rather than producing separate spaces for separate uses. In effect, shared parking makes spaces publicly accessible rather than reserved for a particular tenant or property owner. Parking may be privately constructed and operated, depending on a contractual agreement, but should remain within the government's jurisdiction for long-term transport planning purposes.  
(Source: Institute for Transportation and Development Policy)

#### Transit-Oriented Development (TOD)

A land use strategy that focuses development around locations that are well served by transit, and that typically includes a mix of land uses, and a more dense development pattern. (Source: Westchester County Planning)

#### Workforce Housing

One or more dwelling units made available to households earning between 60 and 120 percent of Westchester Area Median Income. (Source: adapted from Urban Land Institute)

#### Acronyms

MDP Master Development Plan

MNR Metro-North Railroad

MHW Mean High Water

SAO Station Area Overlay

SLR Sea-Level Rise

#### § 305-70 Boundaries of the Station Area Overlay District

The boundaries of the SAO District are shown on the SAO District Map depicted at 305 Attachment 11.

#### § 305-71 Compliance with Requirements

##### A. Authority

The Village Board has the authority to grant eligible parcel(s) an SAO designation as set forth below in §305-71.B "Eligibility". A parcel located within the mapped SAO District must receive an SAO designation by the Village Board prior to the Planning Board determining whether to grant or approve a Site Development Plan.

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## **B. Eligibility**

This section sets forth standards under which parcels would be eligible for SAO designation by the Village Board. The criteria in this section are separate and distinct from site plan and subdivision requirements which address more specific site layout and design requirements.

- 1) The parcel is located within the SAO District Map (see 305 Attachment 11).
- 2) The decision to approve or decline a parcel for SAO designation is purely a legislative determination entirely within the legislative discretion of the Village Board. The Village Board shall have the right to reject any parcel for SAO designation at any stage of the process.
- 3) As part of its decision to approve a parcel for SAO designation, the Village Board may analyze whether the proposed site development plan is consistent with the following SAO objectives: to promote sustainable development and growth; improve local mobility and regional access; reduce dependence on personal vehicles; connect all parts of the village; expand housing options for a diverse, multi-generational community; protect natural resources; connect and enhance open space resources; strengthen connections to the Hudson River; reduce greenhouse gas emissions; and, minimize local impacts of climate change.

## **C. Procedure for SAO Designation**

An SAO designation can only be granted by the Village Board subject to the following procedure.

- 1) Pre-application conference. The applicant must, prior to formal submission of their SAO designation application, meet in a pre-application conference with the SAO review staff made up of Village Staff and one member of the Planning Board, to review the requirements and procedures and discuss the planning concepts for the proposed development. The Applicant will pay the pre-application meeting fee (as established by the Village Board).
- 2) Initial Submission. Submission of an application package for a SAO designation to the Village Clerk: The application package shall contain the following required documents and fees:
  - a. an SAO Designation Application Form.
  - b. A conceptual plan.
  - c. Long-form Environmental Assessment Form.
- 3) Preliminary Village Board action. At its sole discretion, the Village Board will determine whether to consider or not consider the SAO designation application. If the Village Board decides to consider the SAO designation application, it shall refer it to the Planning Board for their recommendation and continuing review as set forth below.
- 4) Village Board Referral to the Planning Board. If the Village Board determines that the application may continue and refers it to the Planning Board, the Applicant is required to submit a Master Development Plan consistent with § 305-74 and a site development application in accordance with Article XVI, including all required forms, plans and documents, as well as, required fees and escrow, but is not required to submit building permit fees at this stage.

- 5) Master Development Plan and Site Development Plan review by the Planning Board: The Planning Board shall begin the Site Development Plan review, review the Master Development Plan based upon the Performance Criteria set forth in § 305-75, and schedule a public hearing on Master Development Plan and Site Development Plan application in accordance with the requirements set forth in Article XVI. During this step, the Village Board will receive periodic updates from the Planning Board as part of the coordinated review.
- As soon as practicable, the Planning Board shall complete the scoring process and recommend a score based upon the Station Area Overlay Scorecard (SAO Scorecard), which is a programed spreadsheet that can be found on the Village's website. The SAO Scorecard will be used by the Planning Board in electronic form to provide any proposed development within the SAO area described in a Master Development Plan with a score. Upon completing the SAO Scorecard electronically, the Planning Board shall advise the Village Board of the total score. The Village Board can accept the Planning Board recommended score or modify the score as it deems appropriate. The Master Development Plan must receive a passing score to proceed. A passing score is 85.
  - Upon the Village Board assigning a passing score but prior to determining whether to grant or deny Site Development Plan approval, the Planning Board shall issue a written report to the Village Board recommending that the SAO designation be granted, with or without conditions, or denied and its reasons for such recommendation ("SAO Recommendation"). Before issuing its SAO Recommendation and/or taking any action, the Planning Board shall fully comply with SEQRA.
  - While the Village Board is considering the Planning Board's report, any public hearing before the Planning shall be adjourned and held open until such time as the Village Board makes a determination on the proposed SAO designation.
- 6) Decision of Village Board. Upon the Village Board's receipt of the Planning Board's SAO Recommendation, along with Master Development Plan, if the Village Board elects to proceed it shall schedule a public hearing on the proposed SAO designation and following said hearing, may by resolution, act either to approve, approve with modifications and/or conditions, or disapprove the SAO designation. The Village Board shall fully comply with SEQRA prior to issuing any designation.
- 7) Completion of Land Use Review Process. If the Village Board determines to approve the SAO designation (including to approve with modification and/or conditions), the Planning Board will place the application on its first available agenda and will continue with its Site Development Plan review and any other required land use approvals (such as preliminary and final subdivision review). The Applicant shall not be able to apply the SAO designation unless and until the Planning Board grants Site Development Plan approval.

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**305-72 Use Regulations.**

**A. Pre-existing Uses and Buildings.**

Any building permit or Site Development Plan approval issued before the date of adoption of this Section shall remain in effect for the underlying zone that the parcel is located within until a project is granted an SAO designation by the Village Board as set forth in § 305-71. Buildings existing before the date of adoption, or subsequent amendment, of this Section are allowed to expand and modify as permitted under the underlying zoning unless they have previously received an SAO designation. Once a parcel receives an SAO designation, the parcel is governed by the use, dimensional and other provisions of the SAO zoning regulations, and SAO zoning replaces the existing zoning.

**B. Permitted Uses**

Any principal use permitted in any district in the Village of Tarrytown or any combination of such uses is a use permitted in the SAO provided the proposed use's Master Development Plan receives a receive a passing score by the Village Board on the SAO Scorecard as described in § 305-71(C).

**§ 305-73 Density/Development Regulations.**

**A. Building Height Measurement in SAO**

Building height for buildings permitted in the SAO district is measured from the average elevation of the existing (predevelopment) grade of the property, or from a plane formed by the Base Flood Elevation from the Federal Emergency Management Agency's 2014 preliminary Flood Insurance Rate Map (pFIRM), or subsequent revisions, plus three feet, whichever is higher. Building height is the vertical distance from the higher of these points to the highest point of the roof for flat roofs, to the deckline of mansard roofs and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

**B. Maximum Building Height.**

- 1) The maximum base height permitted for buildings east of the Metro North Railroad tracks is six stories or 72 feet, whichever is less. After six stories or 72 feet, a 40-foot setback is required, with the maximum tower height of ten stories or 120 feet, whichever is less. The maximum building height permitted west of the Metro North Railroad tracks is five stories or 60 feet, whichever is less. Reference Neighborhood Character below for a complete description of the Performance Criteria.
- 2) The rooftop obstructions are not permitted to exceed the maximum building height unless granted a waiver by the Planning Board. For the purpose of this provision, rooftop obstructions are defined as:
  - (a) Parapets less than four feet,
  - (b) Stair and elevator bulkheads,
  - (c) Cooling towers, water tanks, and other mechanical equipment which occupy less than 20% of the roof area,
  - (d) Skylights or other daylighting devices,
  - (e) Decking and other surfaces for recreational activities,



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(f) Vegetation, planting boxes less than four feet, soil and drainage systems, arbors, trellises, water collection devices and sun control devices,

(g) Solar energy systems less than four feet, and

(h) And other similar type items

In no case can rooftop obstructions exceed the maximum building height by more than 10 feet, west of the Metro North Railroad tracks, or 20 feet, east of the Metro North Railroad tracks.

#### § 305-74 Master Development Plan and SAO Scorecard.

For any Applicant seeking SAO designation, the applicant shall prepare a Master Development Plan (MDP). The MDP shall be consistent with the adopted Tarrytown Comprehensive Plan and Tarrytown's adopted Local Waterfront Revitalization Plan (if applicable). The purpose of an MDP is to provide additional information so that the proposed use and development can be evaluated based upon the Performance Criteria set forth in § 305-75 and assigned a score based upon the SAO Scorecard.

##### A. Master Development Plan.

At minimum, an MDP shall include the following drawings and materials: (a) site plan that complies with the requirements of Article XVI; (b) Landscape plan; (c) Streetscape plans and elevations; (d) Parking plan; (e) Visual Analysis including rooftop obstructions if applicable; (f) Preliminary Infrastructure Analysis; (g) Preliminary Fiscal Analysis; (h) Affordable Housing Plan (if applicable); and (i) Phasing plan, if the project is to be built in phases

The MDP must also include a discussion of required utilities and a plan for the supply of water and wastewater disposal, which must include a discussion of the current condition and capacity of all public utilities that the development will be required to use. The MDP must also show how any development in the SAO will be resilient to periodic storm events, long-term sea level rise, and how it incorporates energy, graywater, and other sustainability measures. The MDP must also include a viewshed analysis and photosimulations that demonstrate the development's impact on the viewpoints identified in § 305-75.E(2). The MDP shall also contain such other information as the Planning Board deems necessary to demonstrate how the proposed development performs against the Performance Criteria found in § 305-75.

##### B. Review of MDP

The Planning Board shall review and evaluate the MDP according to Performance Criteria identified in § 305-75. The Planning Board, may refer the Master Development Plan to a planner, attorney, engineer, landscape architect, environmental expert or other professional necessary to enable it to review such application. Fees for such services will be paid in accordance with § 305-138.

##### C. Scoring the MDP

The Planning Board and the Village will use the SAO Scorecard to evaluate a MDP's performance against the Performance Criteria outlined in the SAO Scorecard. The scores

an MDP receives on each component of the performance criteria will be determined by the Planning Board, as assisted by professional staff and experts working on their behalf. Using the SAO Scorecard and a 100-point scale, a score of 85 is a passing score. The SAO Scorecard also allows projects to earn bonus points, which are added to the score, so it is possible to exceed a score of 100. A passing score is a condition to the granting of Site Development Plan approval. An MDP that does not receive a passing score will not be eligible for SAO Designation and a failing MDP will not be referred from the Planning Board to the Village Board for further review.

#### § 305-75 Performance Criteria & Bonus Points

Master Development Plans are evaluated against eight Performance Criteria. Performance Criteria and their Components are categories of public concern identified in the Village of Tarrytown Comprehensive Plan against which all MDPs are evaluated. Performance Criteria are made up of Components, which are implemented through the SAO Scorecard. MDPs must receive a passing score from the SAO Scorecard to be eligible for an SAO designation by the Village Board. Low scores in one Performance Criterion may be offset by high scores in other Performance Criteria to achieve a passing score. There are eight Performance Criteria, each with their own Goals and Components as set forth below:

##### A. Land use

###### 1) Goals:

East of the tracks, the mix of land uses in the Station Area will help create a dynamic, transit-oriented neighborhood that anchors the area around the Metro-North Railroad (MNR) Station. This land use mix will promote the village as a regional hub and destination, while serving Tarrytown's residential population through the provision of neighborhood amenities, as well as broadening the local economy and growing the tax base. Any residential component should include a mix of housing unit sizes and models that will serve the needs of a wide range of living needs and incomes. Office spaces may include co-working, incubator spaces, and live-work.

West of the tracks, the mix of land uses will prioritize public access and water-based recreational uses that enable the waterfront to become a year-round destination within the village.

###### 2) Components:

- The MDP incorporates the mix of uses reflecting the goals of the area. Retail uses will be planned to support the other proposed uses of the SAO and not supplant the existing downtown retail.
- The MDP shows workspaces that are flexible and expand the range of offerings within Tarrytown.
- The MDP shows no uses that are contrary to the goals of the station area.

##### B. Mobility & Access

###### 1) Goals:

All developments will enhance pedestrian safety and access within the SAO. All developments and their pedestrian, vehicle, and bicycle access will be coordinated

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with the street network, connect to each other and facilitate access to the waterfront, the Station, the adjacent downtown area, and encourage access to Tarrytown and nearby destinations beyond the Station Area.

2) Components:

- The MDP shows Complete Streets, defined as roadways planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities.<sup>1</sup>
- The MDP improves connections between new facilities and all transit modes at Depot Plaza.
- The MDP provides access to new and existing parks.
- The MDP demonstrates that every unit has a direct pedestrian route to the MNR station, including through a building, provided public access is maintained, or to an intersection that has a direct pedestrian route to the train station.
- The MDP provides features to alleviate congestion in the Station Area specially and Tarrytown in general.
- Where applicable, the MDP improves the connection between the MNR Station and downtown.

C. Transportation & Parking

1) Goals:

All developments will support the transit-oriented goals for the Station Area while providing parking types and levels sufficient for the land uses proposed.

2) Components:

- The MDP demonstrates how all parking needed by residents, workers, customers, and visitors will be provided. Solutions may be shared or separate, structured on-site, off-site, above ground, or below ground. Any parking facilities must include car share, bicycle parking, and electric vehicle / electric bike charging infrastructure.
- All parking solutions should minimize surface parking lots.
- The MDP demonstrates how it will accommodate different modes of transportation, which may include bicycles, bike share, ride share, and transit.
- Any commuter parking that is displaced will be replaced in a structure within the SAO.

D. Affordable Housing

1) Goals:

Any residential component of developments within the SAO will expand the supply of permanently affordable housing and offer alternative models of housing within Tarrytown in order to serve a range of resident incomes and household types. The

<sup>1</sup> As discussed in Chapter 398 of the Laws of the State of New York. Information about Complete Streets is distributed by NYS DOT here: <https://www.dot.ny.gov/programs/completestreets>. The Planning Board may update or replace these guidelines as necessary.

minimum requirement for the affordable component will follow § 305-130, although it is highly desirable to exceed the quantity and/or level of affordability provided by the code minimums.

This criteria is not applicable for projects with fewer than 10 dwelling units. For non-residential development, the SAO Scorecard proportionally increases the importance of the remaining seven criteria

2) Components:

- The MDP includes a mix of unit types, sizes, and price points. These may include workforce housing, live/work units, and cooperative housing.
- The MDP includes residential units for both renters and owners.
- The MDP should include units that are managed as permanently affordable housing. All affordable units should be integrated within mixed-income buildings.
- The MDP includes a provision for senior housing in the Station Area. Innovative siting of senior housing, such as it being located near or within the same building as day-care or other intergenerational uses, is encouraged.

E. Neighborhood Character

1) Goals:

Development in the SAO will create a sense of place and arrival at the train station, completing the waterfront neighborhood. Development east of the tracks will maintain a scale and block structure that supports street-level activities and enhances the transition from the waterfront, to the Station Area, and to the village downtown. Development in the SAO will not impact public scenic views of the Hudson River and Palisades.

2) Components:

- The Visual Analysis, included with the MDP, must demonstrate no significant impact on public scenic viewsheds, including views to the Hudson River and Palisades. The technique for photosimulations is described in § 305-75.E(3). This impact will be demonstrated with verifiable digital photomontages of the proposed development from the following viewpoints:
  - View along Wildey St at N Broadway – toward the Hudson River
  - View from Neperan Rd at Grove St – W/NW toward the Hudson River
  - View along Altamont Ave – W toward the Hudson River
  - View along Benedict at Rosehill Ave – toward the Hudson River
  - View along Main St at Broadway – toward the Hudson River
- The MDP shows development that respects Tarrytown's architectural legacy.
- The MDP shows uses that are consistent with residential and recreational uses (e.g. MDP demonstrates no impacts to air quality, water quality; the MDP does not describe uses that introduce significant noise and vibrations).
- The MDP contains active and transparent ground floor uses designed for pedestrian access and circulation with building orientation planned to

improve wayfinding, access, and contribute to a sense of arrival at the train station.

- The MDP shows a development that is designed primarily around the pedestrian and not the automobile.
- The MDP's landscape plan is complete and includes native plantings, street trees and full-cutoff, non-polluting light fixtures to encourage dark sky lighting. The landscape plan must be coordinated with any village street furniture.

### 3) Methods:

The photosimulations required to demonstrate the impact on the viewpoints listed in the Neighborhood Character Performance Criteria must be performed as follows.

- The photosimulations must be produced using a technique that merges and existing conditions photograph with an elevated 3D computer model of the Master Development Plan and references. The existing photograph and the 3D computer model must be merged using references that exist in both the photograph and the 3D model. The photosimulations should accurately represent the MDP using photorealistic textures that portray the facades and building colors proposed. Streets, sidewalks, landscaping, and anything placed on a roof are a part of the MDP and should be shown in the photosimulations. The lighting used in the photosimulation should be set to the time of day and time of year of when the photographs were taken.
- The existing condition photographs should be taken from the viewpoints identified from the location that provides the best view toward the project. They must show leaf-off, no snow conditions and must be taken when atmospheric conditions are clear. Photographs should be taken with at least a 50mm equivalent (normal) lens or telephoto lens. Wide angle lens may only be used when they are necessary to include all elements of the MDP within the frame of the photograph.
- The Planning Board may require an audit of the photosimulations to ensure that the proper methods have been used and that they accurately reflect all of details of the MDP. The applicant must provide reasonable access to the data used to produce the visual simulations, and the personnel who produced the visual simulations must be granted to auditors identified by the Planning Board, should the Planning Board believe that such audit is required.

## F. Infrastructure

### 1) Goals:

All developments will minimize their impact on existing infrastructure.

### 2) Components:

- The MDP includes an infrastructure plan providing for stormwater capture as per code and incorporates blue / green strategies, including for example: green roofs, blue roofs, detention tanks, green infrastructure, and permeable

surfaces within or under the development site inclusive of roads and sidewalks. At a minimum, all streetscapes must include green infrastructure.

- The development shall not result in a net increase in infrastructure costs to the Village.
- The MDP utilizes onsite renewable sources to meet its energy requirements
- The MDP places new infrastructure below grade *as feasible and necessary* for resiliency plans.

#### G. Open Space

##### 1) Goals:

All developments will improve access to and continuity between existing public open spaces and the Hudson River.

##### 2) Components:

- The MDP identifies public and private open spaces within all developments.
- The open space provided should be programmed for active uses.
- Where applicable, the MDP preserves public view corridors and respects a development buffer of 50 feet from shoreline as measured by the Mean High Water (MHW) line along the Hudson River, except where the use of water is an integral part of such structure.
- Riverfront facades shall not exceed 150 feet in length.
- The MDP provides public access to the water, including points where the public may reach the river. This may include one or more kayak and/or boat launches with adjacent storage racks.

#### H. Sustainability & Resiliency

##### 1) Goals:

All developments will promote human health and safety and minimize resource consumption, including water and energy, waste, and greenhouse gas emissions. Development should incorporate renewable energy systems, adaptability to a changing climate, and resiliency to extreme weather events.

##### 2) Components:

- The MDP demonstrates holistic consideration for the environmental performance of sites and buildings, which may be satisfied through building and site design that achieve LEED Silver or higher ratings,<sup>2</sup> or conform to / exceed Passive House Standards,<sup>3</sup> or equivalent standards in effect at the time of application.
- The MDP is designed to account for sea level rise, as described in 6 NYCRR Part 490, and to be adaptable to changing projections. The MDP must demonstrate that it does not worsen the potential for flooding within the SAO. The base level(s) of any building must be designed to enable adaptation for sea level rise, including retrofit for wet flood proofing.

<sup>2</sup> <https://new.usgbc.org/leed-v4>

<sup>3</sup> [https://www.passivehouse-international.org/index.php?page\\_id=150](https://www.passivehouse-international.org/index.php?page_id=150)

- The MDP site and buildings are designed to moderate the impacts of extreme heat and rain events.
- Greywater is captured to irrigate landscaping, gardens or parks.

# I. Bonus Points

## 1) Goals:

MDPs that do not receive a passing score on the eight Performance Criteria scored by the SAO Scorecard may receive bonus points that are added to its score to allow it to achieve a passing score. Up to 25 bonus points are available.

## 2) Components:

- The MDP provides a contribution to an infrastructure fund that benefits the Station Area, or provides a developer performed public amenity. The score for this component is based upon the amount of the contribution, or provided public amenity, relative to the overall project cost.
- The MDP benefits Tarrytown's municipal finances.

## § 305-76 Expiration, Revocation, and Enforcement

A. An SAO designation shall expire if the SAO designated use or uses cease for more than 24 consecutive months for any reason, if the applicant fails to obtain the necessary Building Permits or fails to comply with the conditions of the site development plan approval as described in § 305-143.

B. An SAO designation may be revoked by the Village Board of Trustees if the permittee violates the conditions of the site development plan approval or engages in any construction or alteration not authorized by the site development plan. Any such unauthorized or unapproved construction or alteration will immediately trigger a suspension of all work on site and fines as determined by the Village Board of Trustees.

## § 305-77 through § 305-78 (Reserved)

**Section 4: Supplementing Attachments to Chapter 305.** Chapter 305, Article XII is hereby supplemented to add the map attached as 305 Attachment 11 (as attachment 305k under Attachments).

## **Section 5: Severability**

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this local law.

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#### Section 4: Effective Date

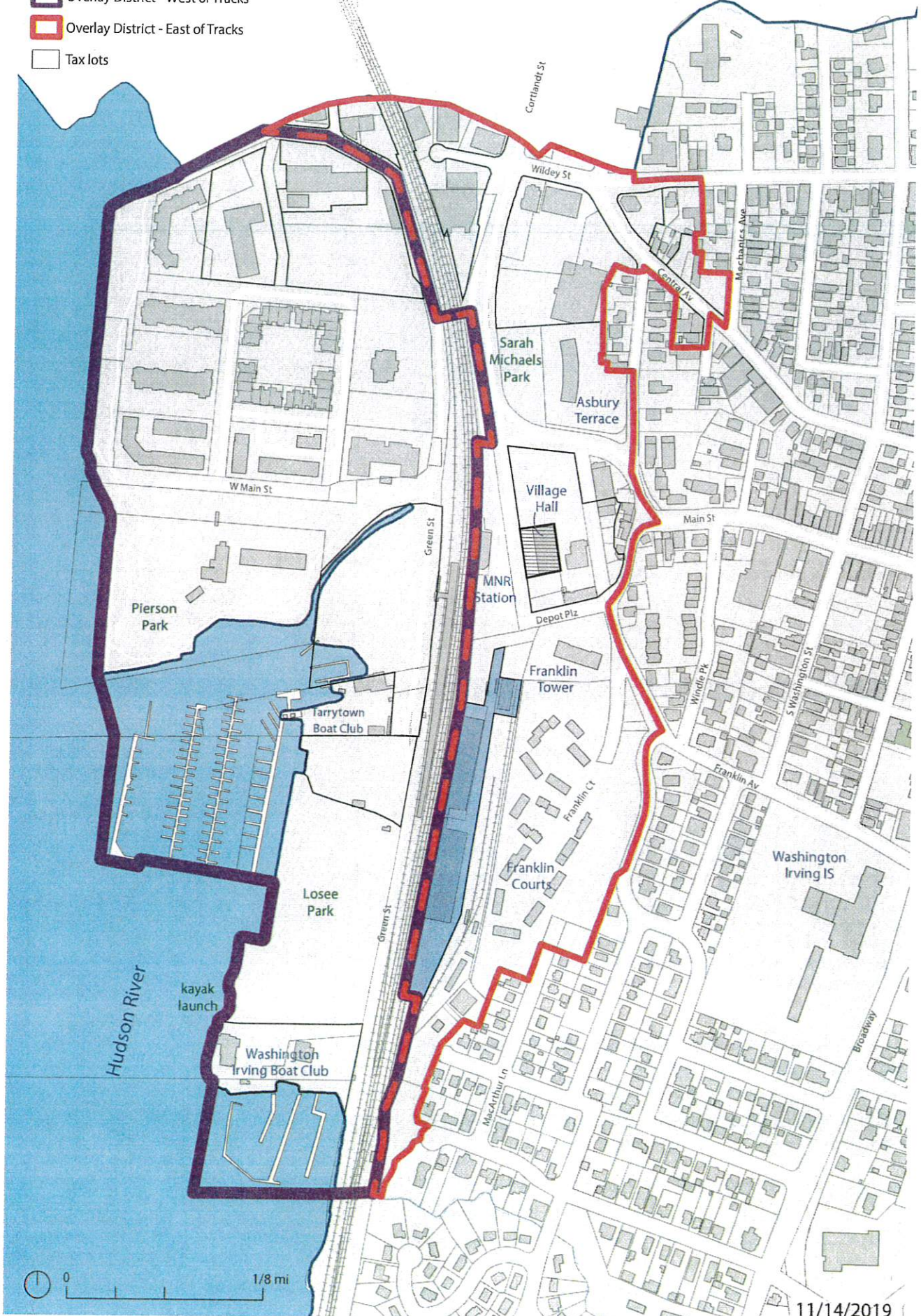
This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.



Tarrytown Station Area Overlay District

-  Overlay District - West of Tracks
-  Overlay District - East of Tracks
-  Tax lots

Sleepy Hollow







## Tarrytown Station Area Overlay Scorecard Summary

Criteria	Maximum	
	Possible Score	Actual Score
Land Use	12.5	8.3
Mobility & Access	12.5	7.5
Transportation & Parking	12.5	0.0
Affordable & Senior Housing	12.5	5.6
Neighborhood Character	12.5	6.9
Infrastructure	12.5	8.3
Open Space	12.5	8.3
Sustainability & Resiliency	12.5	9.0
<b>Subtotal Performance</b>	<b>100</b>	<b>54.0 Fail</b>
Bonus points	<b>25</b>	<b>25.0</b>
<b>Total Score</b>	<b>125</b>	<b>79.0 Fail</b>

**Passing score = 85**

### Notes:

The minimum passing score is 85

Except where noted, and in the Bonus tab, a score of zero for any component will result in a criteria score of zero  
Where a component does not apply, enter "NA," and change the valid number of components

Only change values in cells so highlighted:

All other cells are calculated





December 11, 2019

Mr. Richard Slingerland  
Village Administrator  
Village of Tarrytown  
One Depot Road  
Tarrytown, New York 10591

**RE: Proposal for Additional Weekly SWPPP Inspections RiverWalk Extension, Village of Tarrytown, NY**

Dear Mr. Slingerland:

As of November 1, 2019 we reached the end of our scheduled weekly Stormwater Pollution Prevention Plan (SWPPP) inspections per the contract. As the Village of Tarrytown has requested, B. Thayer Associates shall provide additional weekly SWPPP inspections for the RiverWalk Extension at Losee Park Project from December 15, 2019 through February 29, 2020.

We shall provide an Erosion and Sediment Control (E&SC) Qualified Inspector to perform required SWPPP site inspections once every seven (7) calendar days at locations where soil disturbance activities are on-going during the RiverWalk Extension at Losee Park Project during the period December 15, 2019 – February 29, 2020. As required in the SWPPP our inspector shall maintain the Inspection Report Logbook at the site with a Monthly Summary Report of SWPPP site inspection activities.

Our scope of work and Level of Effort assume that the Village of Tarrytown will perform any required Qualified Inspections within twenty-four (24) hours of a storm event with at least one-half inch (1/2") of precipitation or more during the construction period of December 15, 2019 to February 29, 2020. Storm event inspections are not included in BTA's scope but may be requested for an additional fee.

**Add Services Fee – Not-to-Exceed Cost:**

<b>Task 1: Weekly SWPPP Qualified Inspections during December 15, 2019 to February 29, 2020</b>	<b>\$ 8,650.00</b>
<b>Direct Expenses</b>	<b>\$ 450.00</b>
<b>Total (NTE)</b>	<b>\$ 9,100.00</b>

**Limiting Assumptions:**

1. Up to eleven (11) Qualified Inspections for SWPPP from December 15, 2019 to February 29, 2020. Additional Qualified Inspections can be provided for an additional fee.
2. Storm Event Qualified Inspections are not included and are assumed to be completed as need by the Village Engineer, but if requested can be provided for an additional fee.
3. All fees to Village/State shall be paid directly by the Owner.

**Work Will Be Scheduled Upon Receipt of Your Signed Authorization**

The contract includes the attached B. Thayer's Professional Services Terms and Conditions

Please acknowledge receipt and your confirmation to proceed with the service indicated above by signing below.

Signing of this contract indicates acceptance of the conditions herein described, and as more fully outlined in the attached Professional Services Terms and Conditions and includes acceptance of the Limiting Assumptions attached to and made part of this contract. Please return one copy to B. Thayer Associates so the work indicated above can be placed on our schedule.

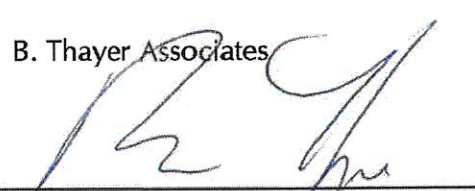
Thank you for considering our qualifications to meet the goals of this project. B. Thayer looks forward to working with you on a successful effort towards completing your project.

Client:

Village of Tarrytown

\_\_\_\_\_  
Richard Slingerland, Village  
Administrator

B. Thayer Associates

  
\_\_\_\_\_  
Barbara Thayer, PE, AIA, LEED AP  
President

Date:

Date: 12/11/2019



## PROFESSIONAL SERVICES TERMS AND CONDITIONS

The following Terms and Conditions are attached to and form part of the Proposal for Professional Services to be performed by Barbara Thayer, P.E., Arch., Landscape Architecture, L.S., D.P.C. (BTA) and together the Proposal and the Terms and Conditions constitute the AGREEMENT.

**DESCRIPTION OF WORK:** BTA shall render the services described in the Proposal (hereinafter called the "SERVICES") to the CLIENT.

**TERMS AND CONDITIONS:** No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the CLIENT and BTA. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This AGREEMENT supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the PROJECT. In the event any of the terms of this AGREEMENT conflict or are inconsistent with any other agreement or contract relating to the Project that CLIENT and BTA enter into simultaneously with this AGREEMENT, the terms of this AGREEMENT shall govern and control.

**COMPENSATION:** Payment is due to BTA upon receipt of invoice. Failure to make any payment when due is a material breach of this AGREEMENT and will entitle BTA, at its option, to suspend or terminate this AGREEMENT and the provision of the SERVICES. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5% per month (18% per annum) or the maximum rate of interest permitted by law. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. In addition to any other remedy available to BTA pursuant to this AGREEMENT or otherwise, in the event that CLIENT fails to timely make payment of any sum due under this AGREEMENT, CLIENT shall be liable to BTA for any and all collection costs and expenses BTA incurs (including, but not limited to, reasonable attorneys' fees) in collecting the sums due.

**NOTICES:** Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party either by hand delivery, reputable overnight courier (such as Federal Express) or certified mail, return receipt requested.

**TERMINATION:** Either party may terminate the AGREEMENT without cause upon ten (10) days notice in writing. If either party breaches the AGREEMENT and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. On termination by either party without cause, the CLIENT shall forthwith pay BTA all fees and charges for the SERVICES provided to the effective date of termination, plus, in the event CLIENT terminates the Agreement without cause, all direct costs incurred by BTA as a result of the termination and BTA's lost overhead and profit on the Services not performed as a result of the termination.

**ENVIRONMENTAL:** Except as specifically described in the Scope of Services, BTA's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

**PROFESSIONAL RESPONSIBILITY:** In performing the SERVICES, BTA will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the SERVICES at the time and the location in which the SERVICES were performed (the "Standard of Care"). In addition to any other limitation of liability set forth in the Agreement or provided by law, so long as BTA complies with the Standard of Care, (i) BTA shall not be liable or responsible for any mistakes, errors or omissions in the performance of the SERVICES and/or in any instruments of service prepared by BTA and (ii) any such mistake, error or omission shall not be deemed a breach of this AGREEMENT.

**LIMITATION OF LIABILITY:** The CLIENT releases BTA from any liability and shall to the fullest extent permitted by law, defend, indemnify and hold BTA harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the SERVICES, excepting liability arising from the sole gross negligence or willful misconduct of BTA. It is further agreed that the total aggregate amount for which BTA may be liable on all claims the CLIENT may have against BTA under the AGREEMENT and in connection with SERVICES, including but not limited to all claims for negligence, negligent misrepresentation and



breach of contract, shall be strictly limited to the lesser of professional fees paid to BTA for the SERVICES or five hundred thousand dollars (\$500,000). No claim may be brought against BTA more than one (1) year after the cause of action arose. As the CLIENT's sole and exclusive remedy under these Terms and Conditions any claim, demand or suit shall be directed and/or asserted only against BTA and not against any of BTA's employees, officers or directors. Notwithstanding anything in the AGREEMENT to the contrary, CLIENT hereby waives any and all claims for consequential damages arising out of and/or related to the Agreement and/or the Services.

**INDEMNITY FOR MOLD CLAIMS:** It is understood by the parties that existing or constructed buildings may contain mold substances that can present health hazards and result in bodily injury, property damage and/or necessary remedial measures. If, during performance of the SERVICES, BTA knowingly encounters any such substances, BTA shall notify the CLIENT and, without liability for consequential or any other damages, suspend performance of services until the CLIENT retains a qualified specialist to abate and/or remove the mold substances. The CLIENT agrees to release and waive all claims, including consequential damages, against BTA, its subconsultants and their officers, directors and employees arising from or in any way connected with the existence of mold on or about the project site whether during or after completion of the SERVICES. The CLIENT further agrees that to the fullest extent permitted by law, it shall indemnify and hold BTA harmless from and against all claims, costs, liabilities and damages, including reasonable attorneys' fees and costs, arising in any way from the existence of mold on the project site whether during or after completion of the SERVICES, except for those claims, liabilities, costs or damages caused by the sole gross negligence and/or knowing or willful misconduct of BTA. BTA and the CLIENT waive all rights against each other for mold damages to the extent that such damages sustained by either party are covered by insurance.

**DOCUMENTS:** All of the documents prepared by or on behalf BTA in connection with the PROJECT are instruments of service for the execution of the PROJECT. BTA retains the property and copyright in these documents, whether the PROJECT is executed or not. These documents may not be used for any other purpose without the prior written consent of BTA. In the event BTA's documents are subsequently reused or modified in any material respect without the prior consent of BTA, the CLIENT agrees to defend, hold harmless and indemnify BTA from any claims advanced on account of said reuse or modification. BTA cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). CLIENT shall, to the fullest extent permitted by law, release, indemnify and hold BTA, its officers, employees, consultants and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of BTA, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without BTA's written consent. In the event CLIENT terminates the Agreement or breaches any of the terms of the Agreement, BTA reserve the absolute right, in its sole discretion, to revoke any and all licenses and permissions with respect to BTA's instruments of service (including, but not limited to, any license or permission for CLIENT to use any of BTA's instruments of service).

**FIELD SERVICES:** BTA shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the PROJECT, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. BTA shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the PROJECT.

**GOVERNING LAW/COMPLIANCE WITH LAWS:** The AGREEMENT shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the SERVICES are performed.

**DISPUTE RESOLUTION:** Any and all claims and/or disputes arising out of the AGREEMENT and/or the SERVICES shall be subject to litigation in the Supreme Court of the State of New York, County of Nassau

**ASSIGNMENT:** The CLIENT and BTA shall not, without the prior written consent of the other party, assign the benefit or in any way transfer the obligations under the AGREEMENT or any part hereof.

**GENERAL TERMS:** If any term, condition or covenant of the AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the AGREEMENT shall be binding on the CLIENT and BTA. Each provision of this AGREEMENT (including the Terms and Conditions) shall be deemed drafted equally by CLIENT and BTA. This AGREEMENT constitutes the entire agreement of the parties with reference to the subject matter herein. This AGREEMENT may not be amended, modified or abrogated except in writing subscribed by the parties. This AGREEMENT shall be binding upon the parties hereto, their heirs, personal representatives, administrators, trustees, executors, successors, subsidiaries, affiliates and assigns.



## Kathy Deufemia

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**From:** Richard Slingerland  
**Sent:** Wednesday, December 18, 2019 11:32 AM  
**To:** Kathy Deufemia  
**Subject:** FW: Follow-up Regarding

Richard Slingerland  
Village Administrator  
Village of Tarrytown  
One Depot Plaza  
Tarrytown, New York 10591  
914-631-1785  
fax: 914-909-1208  
e-mail: [rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)

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**From:** Story Clark <story@travelstorysgps.com>  
**Sent:** Tuesday, October 22, 2019 3:40 PM  
**To:** Joshua Ringel <Jringel@tarrytowngov.com>  
**Cc:** Richard Slingerland <rslingerland@tarrytowngov.com>; Nancy Gold <nancygold01@gmail.com>  
**Subject:** Re: Follow-up Regarding

Hi Joshua,

Thank you for reaching out. Your email is very timely.

Most pressing is finishing up the HHRT driving tour. We have tested it once, have changes to make, and then will test it again in mid-November. At that point we will encourage towns to test their sites and nearby sites and we will give you guidance on how to do that.

As to the second phase of this project and building map listings and audio tours for the terminus towns, we have been asked by the Bridge to work on these so that the sites can be posted on the kiosks in mid/late November. We don't have a signed contract (or payment), but have commenced work at their request nonetheless.

We are starting by creating the map listings for the restaurants and hotels in the terminus towns. Thank you for the full list you gave Nancy and me at our last meeting. We will write these descriptions and ask you to approve the language when they are completed.

As soon as we can, we should start building the audio tours as information from those will also be posted on the kiosks. To do this, we should schedule a call to discuss how information on your cultural sites featured on the audio tours, will be collected so that we can write scripts. I would appreciate scheduling a call in the next week to discuss this phase.

Thank you,  
Story

**Story Clark**  
**Founder & CEO**  
**TravelStorysGPS, LLC**



June 17, 2019; re-edited and revised June 21, 2019  
Second draft, travel stories for Tarrytown  
Route 9, Tarrytown

Welcome to historic Route 9 in Tarrytown. Tarrytown is situated on the eastern shore of the Hudson River, in an area called the Tappan Zee. Tarrytown Village is rich in history and of course, local legend. It is a village of rolling hills, twenty-five miles north of New York City. This is our section of US Route 9, which starts at its southernmost end in Laurel, Delaware, and runs all the way up the Eastern Seaboard, through New York State, to the Canadian border. European settlers originally arrived in Tarrytown in the 1600's – Henry Hudson sailed into New York Harbor in 1609, and sailed up the river past the area known today as Tarrytown, as far north as he had deep enough waters, which historical records say was approximately the area of present day Albany/Troy.

The area where the Tappan Zee Bridge was built, carrying I-87 and I-287 across the Hudson River was called Tappan, as a reference to the Tappan Indians who once lived in what is now Rockland County, and Zee meaning sea in the Dutch language.

Based on area historical records, settlers built the first homes here in 1645. Tarrytown has been home to many famous people including literary greats like Washington Irving and Mark Twain, and wealthy tycoons like John D. Rockefeller and his family. Historic sites that exist along or near Route 9 include Washington Irving's Sunnyside home, Jay Gould's Lyndhurst, the Philipsburg Manor, the Old Dutch Church and Cemetery in Sleepy Hollow, and Kykuit in Pocantico Hills, as well as the Pocantico Hills Church which is known for its beautiful Marc Chagall stained glass windows.

Today in Tarrytown, there are many stores, over thirty restaurants, several houses of worship, historic sites, parks and our section of the Hudson RiverWalk with lovely views, which offer many places in and around Tarrytown that are enjoyable to visit. Please stay a while and Tarry with us in Tarrytown!

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## SUBMITTED SCRIPT

### Main Street, Tarrytown

Welcome to Tarrytown's Historic Main Street. Tarrytown was established by European settlers in 1645 as part of the colonization of the United States, and for centuries has been part of the economic base that relied on trade up and down the Hudson River. Tarrytown's stop on the Metro North Railroad Hudson Line is approximately a 45-minute train ride to and from Grand Central Station. Several historic sites and interesting stores and businesses exist in or near our Downtown.

The Tarrytown Music Hall, one of the last remaining music halls in the United States built before 1900, is on the **National Register for Historic Places** today continues to be a fully operational theater, offering many quality performances in music, theater, dance, and film. With a full-time staff, sixty freelancers, and over 200 volunteers, it has become a **cultural destination**, attracting over 85,000 people including 25,000 children on an annual basis from all over the tri-state area.

Tarrytown is the site of the famous Revolutionary War incident, when in 1780, Major John Andre' was captured and arrested as a spy in Tarrytown. Andre, a British army officer, was stopped, searched by three local militiamen and found to be carrying papers detailing revealing Benedict Arnold's part in the plot to weaken and ultimately surrender West Point. This evidence was sent to General Washington. Learning of Major Andre's capture, Benedict Arnold fled downriver and crossed British lines. Major Andre was hanged at Tappan, New York, on October 2, 1780.

Tarrytown is home to the Foster Memorial AME Zion Church, which was founded in 1860 by Amanda and Henry Foster, Rev. Jacob Thomas, and Hiram Jimerson. During the Civil War, members of Foster AME helped to provide food and shelter to fugitive slaves escaping to Canada, and also provided assistance to those fugitive slaves who decided to settle in Tarrytown. We welcome you to stop, walk around, enjoy the shops and local businesses, enjoy a tasty meal at one of our more than thirty restaurants and eating establishments, and learn more about our fun, artistic, attractive and diverse community. Please stay a while and Tarry with us in Tarrytown!

## Village of Tarrytown:

### Attractions (Tarrytown and vicinity)

1. Hudson Valley Writer's Center, Sleepy Hollow
2. Jazz Forum Arts, Tarrytown
3. Kykuit, the Rockefeller Estate, Pocantico Hills
4. Lyndhurst Historic Mansion and Museum, Tarrytown
5. Old Dutch Church and Cemetery, Sleepy Hollow
6. Philipsburg Manor, Sleepy Hollow
7. Reformed Church of the Tarrytowns, North Broadway, Tarrytown
8. Stone Barns Center for Food and Agriculture, Pocantico Hills
9. Sunnyside, home of Washington Irving, Tarrytown
10. Tarrytown Music Hall, Tarrytown
11. Union Church of Pocantico Hills, with Marc Chagall Windows

### Restaurants (Tarrytown):

1. Bagel Emporium
2. Bella's Cafe
3. Bistro 12
4. Bistro Z (in the Doubletree Hotel)
5. Capri Pizza and Pasta Casual Italian
6. Cellar 49 (in the Tarrytown House)
7. Coffee Labs Roasters coffee shop
8. Domenic's Deli and Sandwich Shop
9. Equus (at The Castle)
10. Grass Roots Kitchen
11. Horsefeathers Pub/Tavern
12. La Perla Poblana Taqueria
13. Lefteris Gyro Greek Cuising
14. Little B's Burger Bar
15. Main Street Pizza
16. Main Street Sweets
17. McDonald's
18. Mint Premium Foods
19. Muddy Water Coffee & Café
20. Mr. Nick's Brick Oven Pizza
21. Nikko Japanese Restaurant (Sushi and Hibachi)
22. Osaka Japanese Restaurant (Sushi and Hibachi)
23. Pik Nik BBQ
24. RiverMarket Bar and Kitchen
25. Setback Inn (Bar and Tavern Food)
26. Subway
27. Sunset Cove Restaurant

28. Sushi Thai Asian Fusion
29. Swagat Indian Cuisine
30. Sweet Grass Grill
31. The Taco Project
32. Tarry Tavern and Eatarry
33. The Tapp Gastro Pub
34. Taste of China
35. Twisted Oak
36. Yogurt Le Crepe
37. Young's Chinese Sushi

#### Catering Halls

1. Abigail Kirsch at Tappan Hill
2. Belvedere Mansion, private event hosting and catering hall
3. Double Tree Hotel
4. Equus at The Castle Hotel and Spa
5. Tarrytown House

#### Hotels (Tarrytown and vicinity):

1. The Castle, Hotel and Spa, Tarrytown
2. Courtyard by Marriott, Greenburgh (Route 119)
3. Double Tree Hotel, Tarrytown
4. Extended Stay America, Greenburgh (Route 119)
5. Hampton Inn, Greenburgh (Route 119)
6. Spring Hill Suites, Greenburgh (Route 119)
7. Sheraton Tarrytown Hotel, Greenburgh (Route 119)
8. Marriott Westchester, Greenburgh (Route 119)

#### Parks (Tarrytown):

1. Losee Park, Ballfields and Kayak Ramp Tarrytown
2. Old Croton Aqueduct, parallel to Broadway, Sleepy Hollow, Tarrytown, Irvington
3. Patriot's Park and Major Andre Capture Monument, North Broadway, Tarrytown
4. Pierson Park and RiverWalk, West Main Street, Tarrytown
5. RiverWalk on Hudson, southern segment between Van Wart Ave. and Lyndhurst
6. Tarrytown Lakes and Pathways, Neperan Road, Tarrytown