

**VILLAGE OF TARRYTOWN  
BOARD OF TRUSTEES  
WORK SESSION 6:15 P.M.  
WEDNESDAY, SEPTEMBER 11, 2019  
Tarrytown Village Hall  
One Depot Plaza, Tarrytown, New York**

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**Board of Trustees Concerns**

**Open Session**

1. Riverview Avenue Sidewalk
2. ARB Law Review
3. Station Area Overlay Zone
4. Toll Brothers – Acceptance of 3 Open Space Parcels; Lot 10 Trail & Access
5. Water Rates
6. 29 South Depot Plaza – Lot 37 – Rezoning Request
7. LWRP
8. Stop Sign on West Sunnyside Lane at the OCA Crossing
9. Review of Lakes Weeding
10. Discussion – Water Meter Replacement Plan
11. Head-on Parking
12. Amendment Village Code – Left Turn Bus Exemption (Grove onto E. Franklin  
E. Franklin onto Broadway)
13. Donation of Trees to the Village - EF School – Acknowledging Climate  
Change

**Executive Session**

- A. Appointment and Salary Rates for Part-Time Court Clerks
- B. Appointment Seasonal Laborer DPW
- C. Appointment Superintendent of Public Works
- D. Discussion – Potential ZBA Candidates



## Kathy Deufemia

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**From:** Richard Slingerland  
**Sent:** Tuesday, September 3, 2019 2:46 PM  
**To:** Kathy Deufemia  
**Cc:** Joshua Ringel  
**Subject:** Riverview sidewalk for the Work Session

For the Work Session

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:** Howard Wessells <[hwessells@tarrytowngov.com](mailto:hwessells@tarrytowngov.com)>  
**Sent:** Tuesday, September 3, 2019 1:00 PM  
**To:** Richard Slingerland <[rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)>  
**Subject:** Riverview sidewalk

Rich the sidewalk on Riverview Ave is 750 l/f x 5 ft. the 5 feet wide eliminates any grass strip between the curb and the sidewalk and allows for utility pole obstructions.

3750 sq/ft @ \$19 = \$71,250 that includes three handicap drops but not the cast iron handicap I have called for pricing but should be no more than \$500.00 each.

\$75,000 should cover everything including incidentals.

Howard D. Wessells Jr.  
Superintendent of Public Works  
Village of Tarrytown



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

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

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ARB review is required for applications requiring Planning Board approval, as well as other projects, which are as 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) 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.

Additions that increase the existing building footprint by 25% or more;

4. All additions of any size for buildings built before 1929. For buildings built <sup>or later</sup> after 1929, additions that increase the existing building footprint <sup>by</sup> of 25% <sup>or</sup> by or more.

5. Fences that are in the front yard or front yard set back <sup>within the required minimum</sup> and higher than thirty inches (30").

6. Walls, including retaining walls, that are in a front yard or front yard setback, <sup>within the required minimum</sup> higher than thirty inches (30") and are visible from a public street.

- 6.7. Walls, including retaining walls, that are over 30 inches <sup>(30")</sup> and that are <sup>the required minimum</sup> within a side or rear yard setback.

- 7.8. Applications for signage or awnings;

- 8.9. Applications for a property within the Restricted Retail RR Zone or commercial properties outside the RR Zone involving;

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(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 – 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. 5.)

2. fences that are only in the rear yard or side yard set back, and not fronting on a street

3. walls, including retaining walls, that are

a. less than thirty inches (30") in height;

b. not visible from the street,

c. not adjoining to the neighboring property.

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

4. steps, and/or sidewalks

5. painting a building or structure the same colors

Question:  
Distinction between  
front yard & front yard  
setback in 4.A.6?

2.

6. 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.

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

**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**

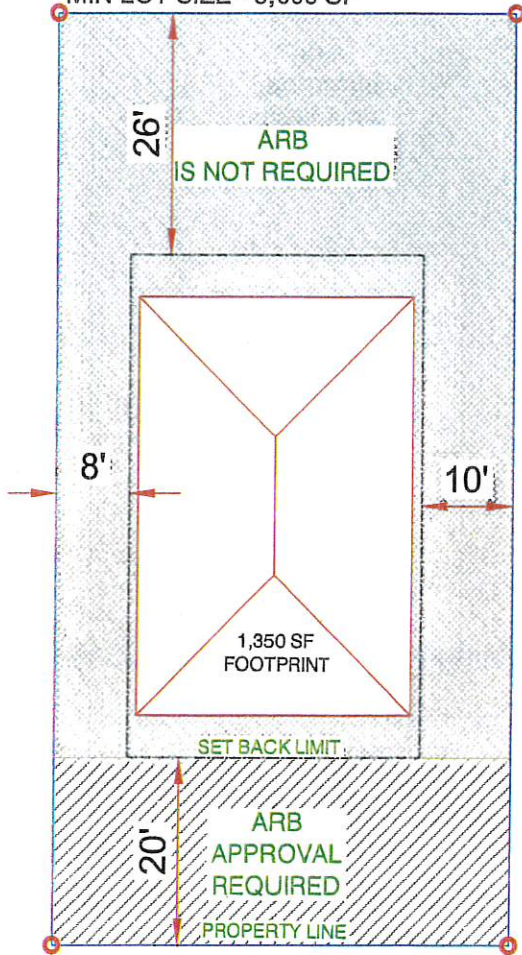
If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause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



EXAMPLE:  
R-5 ZONE  
MIN LOT SIZE - 5,000 SF



RIGHT-OF-WAY

CURB LINE

ROAD CENTERLINE

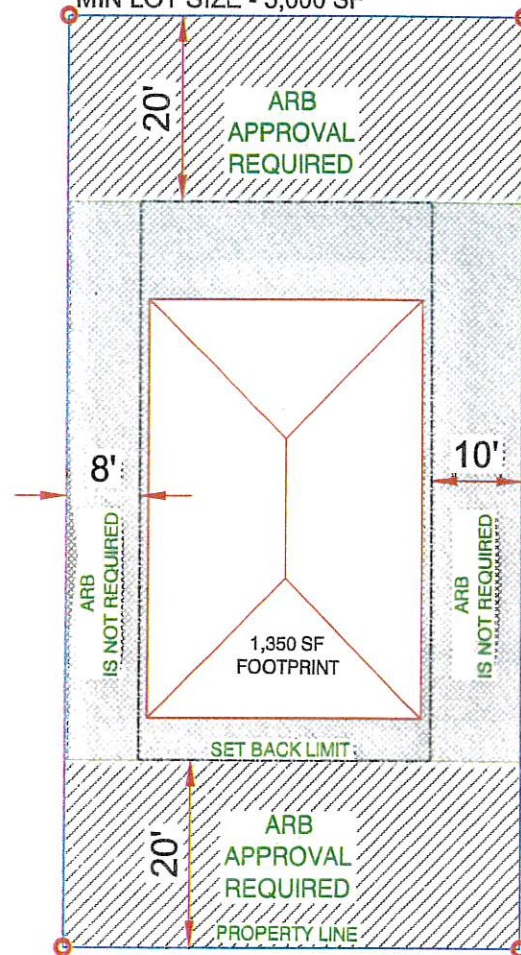
FRONTAGE ON SINGLE ROAD

ROAD CENTERLINE

CURB LINE

RIGHT-OF-WAY

EXAMPLE:  
R-5 ZONE  
MIN LOT SIZE - 5,000 SF



RIGHT-OF-WAY

CURB LINE

ROAD CENTERLINE

FRONTAGE ON TWO ROADS

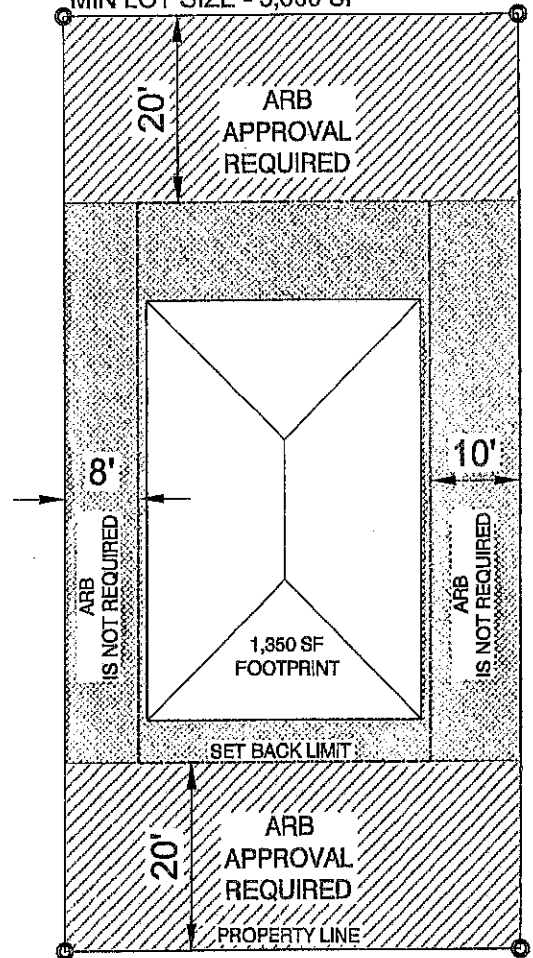
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# ROAD CENTERLINE

CURB LINE

## RIGHT-OF-WAY

EXAMPLE:  
R-5 ZONE  
MIN LOT SIZE - 5,000 SF

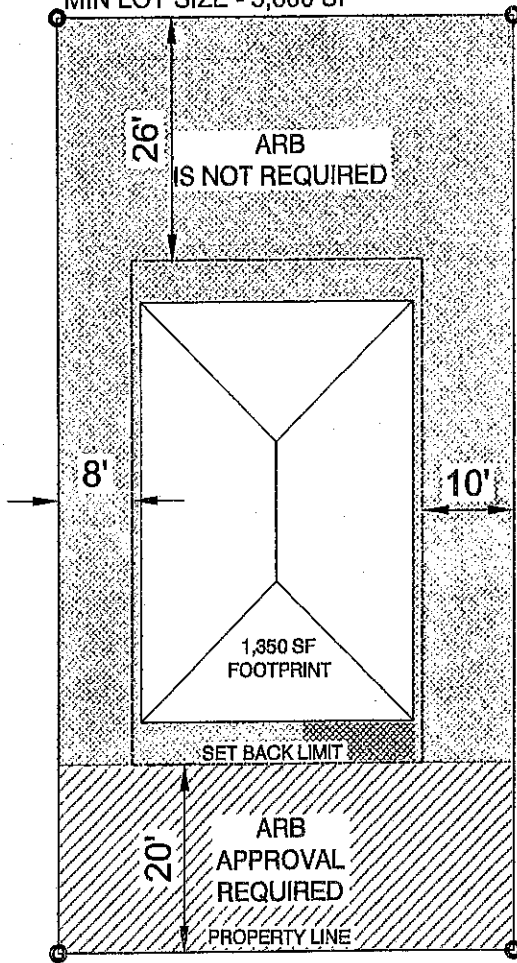


## RIGHT-OF-WAY

CURB LINE

# ROAD CENTERLINE

EXAMPLE:  
R-5 ZONE  
MIN LOT SIZE - 5,000 SF



## RIGHT-OF-WAY

CURB LINE

# ROAD CENTERLINE

FRONTAGE ON SINGLE ROAD

FRONTAGE ON TWO ROADS

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DRAFT -- FOR INTERNAL DISCUSSION & REVIEW

Village of Tarrytown  
Comprehensive Plan & Station Area Zoning

## ARTICLE \_\_\_\_ STATION AREA OVERLAY

### 1. 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.

### 2. 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)

## Tarrytown Station Area Zoning

### 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.
- 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



## Tarrytown Station Area Zoning

### 3. Boundaries of the Station Area Overlay District

The boundaries of the SAO District are shown on the SAO District Map at \_\_\_\_\_.

### 4. Authority

The Village Board has the authority to grant eligible parcel(s) an SAO designation as set forth below in §305-XX.E "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.

### 5. 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 designated area as identified on the Village Zoning Map
2. The applicant states their intention to submit a Master Development Plan consistent with § 305-XX(9).
3. 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. As part of its decision to approve a parcel from SAO designation, the Village Board shall determine what the proposed site development plan is consistent with the following SAO objectives:
  - a. 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.

### 6. 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. 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

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- ~~set forth below: (i) to reject the SAO designation application; or (ii) to refer it to the Planning Board for Master Development Plan review and Site Development Plan review.~~
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-XX(9) and a site development application in accordance with Article XVI, including all required forms, plans and documents, as well as, required fees and escrow.
  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-XX(10), 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.
    - 5-a. ~~As soon as practicable, the Planning Board shall complete the scoring process and assign-recommend a score based upon the Scorecard (Attachment \_\_\_) and Performance Criteria and shall advise the Village Board of the 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. ~~Upon the Village Board assigning a passing score but p~~Prior to determining whether to grant or deny Site Development Plan approval, ~~the Planning Board shall issue a written report to the Planning Village Board recommending that the Planning Board shall send a written report to Village Board setting forth: (1) the Planning Board's evaluation of the Master Development Plan based upon the eight Performance Criteria and the Planning Board assigned score based upon the Scorecard (Attachment \_\_\_); and (2) the Planning Board's recommendation that the SAO designation be granted, with or without conditions, or denied and its reasons for such recommendation ("SAO Recommendation"). The Master Development Plan must receive a passing score based upon the Scorecard to proceed.~~
    - b. Before issuing its ~~report SAO Recommendation~~ and/or taking any action, the Planning Board shall fully comply with SEQRA.
    - c. 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 ~~report 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

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#### Tarrytown Station Area Zoning

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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## 7. 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-XX E Eligibility. 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 passing score by the Village Board on the SAO Scorecard as described in § 305-XX(9)(C).

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## 8. 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:

- Parapets less than four feet,
- Stair and elevator bulkheads,
- Cooling towers, water tanks, and other mechanical equipment which occupy less than 20% of the roof area,
- Skylights or other daylighting devices,
- Decking and other surfaces for recreational activities,
- Vegetation, planting boxes less than four feet, soil and drainage systems, arbors, trellises, water collection devices and sun control devices,
- Solar energy systems less than four feet.
- And other similar type items



## Tarrytown Station Area Zoning

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.

### 9. 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, currently N/A). 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-XX(10) and assigned a score based upon the SAO Scorecard (see Attachment \_\_\_\_).

#### 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 (ig) 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, and 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 section \_\_\_\_\_. 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-XX(10)

#### B. Review of MDP

The Planning Board shall review and evaluate the MDP according to Performance Criteria identified in § 305-XX(10). 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(B) and § 305-138(C).

#### C. Scoring the MDP

The Planning Board will use the SAO Scorecard (see Attachment \_\_\_\_ ) to evaluate a MDP's performance against the Performance Criteria. 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. At their option, the Planning Board may also choose to weight elements of the scorecard differently based upon the nature of the development described in the MDP. Using the SAO Scorecard and a 100-point scale, a score of 75 is a passing score. 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.

## Tarrytown Station Area Zoning

**10. Performance Criteria**

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:

**1. Land use****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.

**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.

**2. Mobility & Access****Goals:**

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

**Components:**

## Tarrytown Station Area Zoning

- 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.
- Where applicable, the MDP improves the connection between the MNR Station and downtown.

### 3. Transportation & Parking

#### 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.

#### 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.

### 4. Affordable Housing

#### 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 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.

#### 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.<sup>2</sup> All affordable units should be integrated within mixed-income buildings.

<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.

<sup>2</sup> Reference § 305-130.

## Tarrytown Station Area Zoning

- 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 nursery schools, is encouraged.

### 5. Neighborhood Character

#### 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.

#### 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-XX(11). This impact will be demonstrated with verifiable digital photomontages of the proposed development from the following viewpoints:
  - View along Wilsey 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 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.

#### Methods:

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

1. The photosimulations must be produced using a technique that merges an 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.

## Tarrytown Station Area Zoning

2. 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.
3. 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.

### 6. Infrastructure

#### Goals:

All developments will minimize their impact on existing infrastructure.

#### 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.

### 7. Open Space

#### Goals:

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

#### Components:

- The MDP identifies public and private open spaces within all developments.
- 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.

## 8. Sustainability & Resiliency

### 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.

### 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>3</sup> or conform to / exceed Passive House Standards,<sup>4</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.
- 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.

## 11. Expiration, Revocation, and Enforcement

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.

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.

<sup>3</sup> <https://new.usgbc.org/leed-v4>

<sup>4</sup> [https://www.passivehouse-international.org/index.php?page\\_id=150](https://www.passivehouse-international.org/index.php?page_id=150)

3

## Affordable & Senior Housing

(Category N/A for non-residential development, and development with fewer than 10 dwelling units)

Number of valid criteria (enter 1, 2, 3, 4, 5 or 6)

6

Criteria	Score	Explanation
Permanently affordable housing	1	0=Zero to 9% of units 1=10 to 19% of units 2=20 to 29% of units 3=30% or more of units
Level of affordability	1	0=None, or more than 120% of AMI 1=Average between 81% and 120% of AMI 2=Average between 61% and 80% of AMI 3=Average 60% or less of AMI
Location of affordable units	1	0=No affordability 1=Off-site 2=On-site, separate building 3=On-site, mixed in-building
Mix of units types	3	0=Little variation of unit types and price points 1=Variation of either price points or unit types 2=Varies price points and unit types 3=Varies price, unit types, and provides options for rental and ownership
Ownership	3	1=100% renter or owner-occupied 3=Substantial mix of renter and ownership options
Senior housing	2	1=No provision for senior housing 2=Provision of on or off-site senior housing 3=Provision of on-site senior housing and day-care/Nursery School combination
<b>Total Affordability Performance</b>		
<b>Possible</b>	18	
<b>Achieved</b>	11	
<b>Normalized to 12.5 scale</b>	7.6	

Neighborhood Character		
Number of valid criteria (enter 1, 2, 3, 4, or 5)	5	
<b>Criteria</b>	<b>Score</b>	<b>Explanation</b>
Impact on public scenic viewsheds	1	0=Significant impacts 1=Significant impact on one view 2=No significant impact on any viewpoint 3=No impact on any viewpoint
Ground floor uses	2	0=Neither active nor transparent 1=Active uses or transparent 2=Active uses and transparent 3=Active uses and transparent designed for pedestrian access and circulation with building orientation to improve wayfinding, access and contribute to a sense of arrival at MNR
Design	2	0=Design is auto-dependent: with many curb cuts, buildings setback from the street, and parking in front 1=Design is auto oriented: curb cuts minimized, parking in building or in rear 2=Design is pedestrian oriented: buildings at or near the streetline, curb cuts minimized 3=Design is pedestrian dependent: prioritizes pedestrians and non-motorized travel over vehicles
Landscape plan	2	0=Landscape plan not complete and/or acceptable 1=Acceptable, and includes native plantings and street trees 2=Excellent and includes native plantings and street trees and full-cutoff, non-polluting light fixtures for dark sky lighting 3=Excellent and includes native plantings and street trees and full-cutoff, non-polluting light fixtures for dark sky lighting. The landscape plan designed with appropriate village street furniture
Uses	3	0=Proposed uses not compatible with residential and recreational uses 1=Proposed uses marginally compatible with residential and recreational uses 2=Proposed uses substantially compatible with residential and recreational uses 3=Proposed uses entirely compatible with residential and recreational uses
<b>Total Neighborhood Character Performance</b>		
Possible	15	
Achieved	10	
Normalized to 12.5 scale	8.33	



<b>Infrastructure</b>		
Number of valid criteria (enter 1, 2, 3, 4, 5 or 6)	6	
<b>Criteria</b>	<b>Score</b>	<b>Explanation</b>
Existing stormwater runoff	3	0=No change 1=Reduced 2=Eliminated 3=Eliminated using best practices
Stormwater capture	3	0=No plan 1=Minimally provided 2=Provided 3=Provided using best practices
Village water costs	2	0=Net increase in Village water costs 2=No net increase in Village water costs 3=Net decrease in Village water costs
Village sewer costs	2	0=Net increase in Village sewer costs 2=No net increase in Village sewer costs 3=Net decrease in Village sewer costs
Infrastructure design	3	0=Infrastructure elements visible 1=Infrastructure elements minimally visible 2=Infrastructure elements minimally visible and incorporated into design 3=Infrastructure elements not visible
Onsite Renewable Energy	3	0=Less than 10% energy requirements provided by onsite renewable sources 1=10% to 20% energy requirements provided by onsite renewable sources 2=20% to 40% energy requirements provided by onsite renewable sources 3=40% or more energy requirements provided by onsite renewable sources
<b>Total Infrastructure Performance</b>		
Possible	18	
Achieved	16	
Normalized to 12.5 scale	11.11	

3

Open Space			
Number of valid criteria (enter 1, 2, 3, 4, 5 or 6)	3		
Criteria	Score	Explanation	Notes
All public and private open space identified in the MDP	3	0=No 3=Yes	
Use of open space	2	0=Unprogrammed 1=Passive 2=Provides open space for active uses 3=Provides open space for active uses that is publicly accessible	
Development preserves public view corridors	3	0=No 1=Partially 2=Mostly 3=Entirely	
Development respects a development buffer of 50 feet from the Hudson River, except where the use of water is an integral part of such structure (e.g. water dependent uses)	na	0=No or partially 1=Yes 2=Yes, and buffer is publicly accessible 3=Yes, and publicly accessible buffer significantly exceeds 50'	West of the tracks
Riverfront facades do not exceed 150 feet in length	na	0=No 1=No, but exceptions are water dependent uses 2=Yes, always 3=All riverfront facades 100 feet or less	West of the tracks
Development provides public access to the water where applicable	na	0=No 1=Yes, pedestrian access only 2=Yes, pedestrian access with boat and/or kayak launches 3=Same as 2, with adjacent storage racks for boats and/or kayaks	West of the tracks
Total Open Space Performance			
Possible	9		
Achieved	8		
Normalized to 12.5 scale	11.11		

3

Sustainability and Resiliency		
Number of valid criteria (enter 1, 2, 3, 4, 5 or 6)	6	
Criteria	Score	Explanation
LEED NB		0=No certification 1=Certified 2=Silver 3=Gold & Platinum
OR		
Passive House	3	0=Does not meet Passive House standards 3=Meets Passive House standards
Graywater	3	0=Does not use or capture graywater 1=Captures graywater for treatment 2=Captures some graywater for reuse 3=Captures all graywater for reuse
Design to moderate the impacts of extreme heat and rain	3	0=No special design features 1=Minimal design features 2=Design features incorporated 3=Exceptional design features incorporated
Sea-Level Rise (SLR)	2	0=Does not consider SLR 1=Minimal design accommodations for SLR 2= Design considers SLR 3= Buildings designed to flood
Flooding within SAO	2	0=Worsens potential for flooding outside site 1=Does not worsen the potential for flooding 2=Reduces the potential for flooding for abutting developments 3=Reduces potential of flooding in the Station Area
Energy Performance	3	0=Does not meet NYS energy efficiency standards 1=Meets NYS energy efficiency standards 2=Shows increase of at least 25% above NYS energy efficiency standards 3=Shows increase of at least 40% above NYS energy efficiency standards
Total Sustainability Performance		
Possible	18	
Achieved	13	
Normalized to 12.5 scale	9.0277778	

Bonus Points		
Criteria	Score	Explanation
Contributions to station area improvement fund	2	0=Contribution less than 0.25% of project cost 1=Contribution between 0.25% and 0.499% of project cost 2=Contribution between 0.5% and 0.999% of project cost 3=Contribution between 1% and 1.499% of project cost 4=Contribution 1.5% or more of total project cost
Architectural legacy	0	0=No special design features 1=Design is reflects Tarrytown's architectural legacy
Project qualities not elsewhere captured	0	0=Project does not contain exceptional qualities not elsewhere captured 1=Project contains exceptional qualities not elsewhere captured 2=Project contains significant exceptional qualities not elsewhere captured
Fiscal Impact	1	0=Project has a net negative impact on municipal finances 1=Project has no net impact on municipal finances 2=Project has a net positive impact on municipal finances 3=Project has a significant net positive impact on municipal finances
Bonus Point Total		
Possible	10	
Achieved	3	



George Latimer  
County Executive

County Planning Board

August 30, 2019

Lizabeth A. Meszaros, Planning Board Secretary  
Tarrytown Village Hall  
One Depot Plaza  
Tarrytown, New York 10591

**Subject: Referral File No. TTN 19-004 – 29 South Depot Plaza: Zoning Map Amendment**

Dear Ms. Meszaros:

The Westchester County Planning Board has received a copy of a petition to amend the Tarrytown Zoning Map to rezone 29 South Depot Plaza (SBL 1.70/29/37) from the Waterfront District (WD) zone to the Industrial District (ID) zone, which is the predominant zoning designation surrounding the site. If approved, the applicant seeks to redevelop a 4,000 square foot former warehouse building located on the site, possibly with a "brewery type restaurant use". Dining, entertainment and bar facilities are a principal permitted use in the ID zone.

The petitioner also owns a site on the opposite side of South Depot Plaza that is the subject of a second petition to amend the text of the Tarrytown Zoning Ordinance: to allow Transit Oriented Development (TOD) as a permitted use in the ID zone. If approved, the applicant would seek to develop a mixed-use building containing 20,757 square feet of ground floor level self-storage and 69 residential units on three floors above. This was referred to the County Planning Board on July 23, 2019 and we responded in a letter dated August 2, 2019, assigning it Referral File No. TTN 19-003. We note that our files for that petition show a rendering of the proposed brewery on the subject site.

We have no objection to the Tarrytown Board of Trustees assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We find the proposed rezoning of the subject site to be a matter for local determination. We offer the following comment:

**Segmentation of review.** Because there is an intention by the applicant to develop two adjacent sites at a critical location near the train station, we urge the Village to undertake a more comprehensive review of these redevelopment projects instead of a piecemeal approach with separate petitions.

We also encourage the Village to continue its efforts with the Tarrytown Station Area Study. We point out that other municipalities in Westchester, such as White Plains and Mount Vernon, have put regulations in place for industrial districts near train stations to accommodate residential and retail uses subject to certain

August 30, 2019

Page 2

standards. The results of those planning efforts have been positive. A segmented approach, as represented by these two petitions, does not have the benefit of having new planning regulations already in place. We encourage the Village to work with the applicant towards creating a development vision for this area.

Thank you for calling this matter to our attention. Please inform us of the Village's decision so that we can make it a part of the record.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond  
Commissioner

NVD/MV

8

**Village of Tarrytown Police Department  
Office Memorandum**

**To:** Chief John Barbelet

**From:** Lt. Gregory Budnar

**Date:** August 16, 2019

**RE:** Village Code Amendment (Section 291-73 Schedule VIII: Stop Intersections)

Section 291-11 (Stop Intersections) of the Village Code states "The intersections described in Schedule VIII (§ 291-73), attached to and made a part of this chapter, are hereby designated as stop intersections. Stop signs shall be installed as provided therein."

Section 291-73 of the Village Code (Schedule VIII: Stop Intersections) states "In accordance with the provisions of § 291-11, the following described intersections are hereby designated as stop intersections, and stop signs shall be installed as follows:"

The following amendment should be made to Section 291-73 (new language in bold italic print);

Stop Sign on	Direction of Travel	At Intersection of
<b><i>Sunnyside Lane, West</i></b>	<b><i>West</i></b>	<b><i>Old Croton Aqueduct</i></b>

This request is being made on behalf of the Chief of Police and the Village Administrator. The purpose of this change is to increase pedestrian and motorist safety on West Sunnyside Lane at the intersection of the Old Croton Aqueduct.

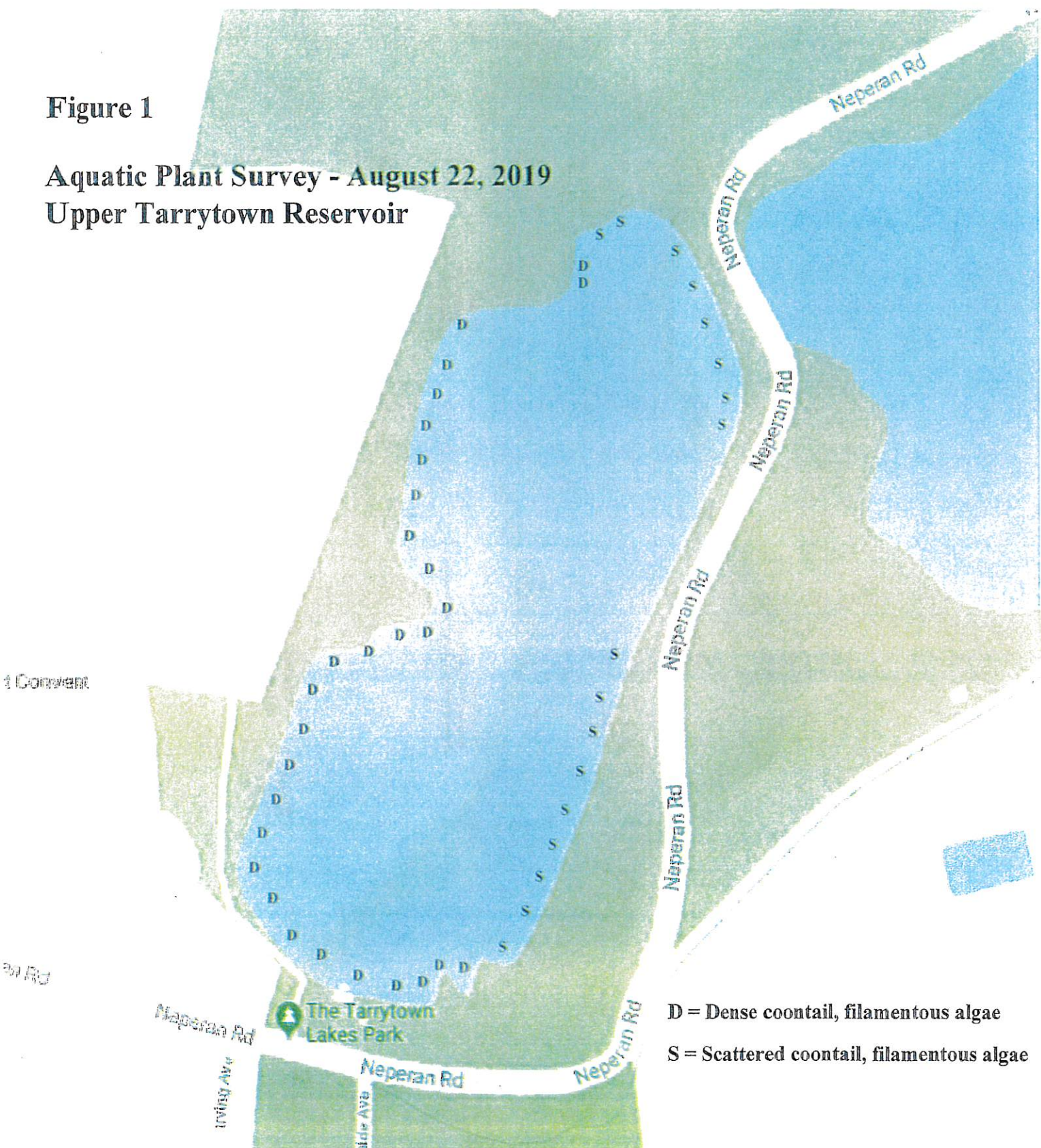
**Please Note:** The eastbound portion of West Sunnyside Lane is within the boundaries of the The Village of Irvington. Irvington has already installed a stop sign at the above location for eastbound traffic.





Figure 1

Aquatic Plant Survey - August 22, 2019  
Upper Tarrytown Reservoir



D = Dense coontail, filamentous algae

S = Scattered coontail, filamentous algae









# Engage. Save. Smile.



**Do you need to improve customer satisfaction while lowering operations and water supply costs?**

Look no further. WaterSmart Software offers a comprehensive set of customer engagement and analytics solutions to give you better visibility into customer needs and behavior, while helping to improve operational efficiency.

## TURNKEY FEATURES



**Real-time  
leak alerts**



**Consumption  
trends**



**Water-use  
disaggregation**



**Customized savings  
recommendations**



**Household water  
use comparisons**



**Targeted customer  
communications**



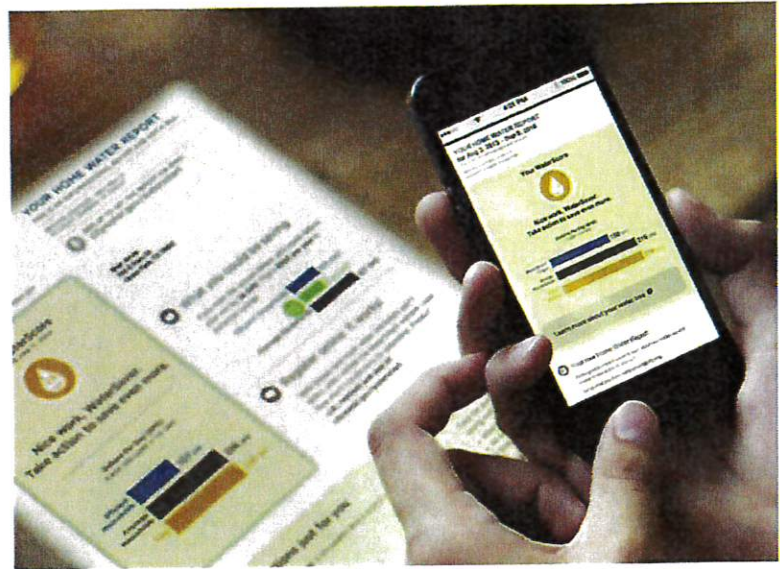
# 10 Your comprehensive engagement platform

## Home Water Reports

Residential customers receive personalized Home Water Reports that motivate and enable water-use efficiency.

### Features

- A personalized home WaterScore every billing period
- Social norm-based, apples-to-apples comparison of water use with similar households
- Data insights improve understanding of water use
- Customized, water-saving recommendations
- Targeted communications regarding investments, incentives, or other important utility messages

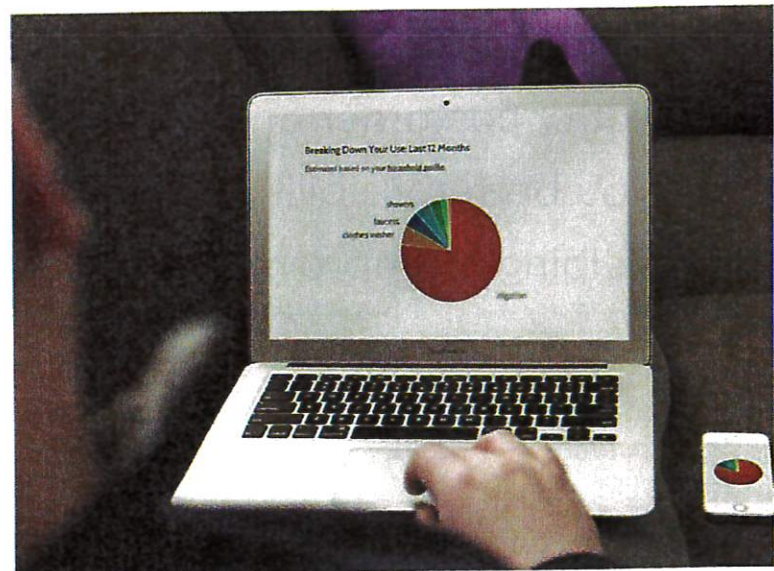


## Customer Portal

Residential utility customers access the web and mobile Portal for more detailed analysis of their home water use and water saving recommendations.

### Features

- See exactly where water use occurs in the home. It's not magic. It's WaterSmart.
- Interactive water-saving recommendation library, customized for each individual household profile
- Personalized action plan of pledged savings
- Dynamic estimates of savings potential in gallons per day (GPD) and dollars per year
- Long-term trend tracking
- Highlighted local programs, events, and reminders



## Analytics Dashboard

Utility staff access visually insightful analytics, reporting, and customer relationship tools through an easy-to-use interface.

### Features

- Customer Relationship Management (CRM)
- Rebate program participation
- Program performance reporting
- Geospatial analysis
- Leak and high use alerts
- Manual read, AMR, and AMI compatible
- Reduced staff time



## WHY WATERSMART SOFTWARE?

It is a revolutionary approach to customer engagement that takes personalization and service to a level never before seen in the water utility industry.

### Delight residents and staff

Our elegant, easy-to-use solutions offer an amazing user experience without the need for new hardware, complex integration, or extensive staff involvement.

### Scale today

We offer a secure, cloud-based solution that can be deployed rapidly across a heterogeneous customer base in as little as 30 days.



### Get results

Independent studies have verified improved customer engagement, satisfaction, and water savings.

### Drive operational efficiency

Lower bottom line costs by avoiding water purchases, energy for pumping, and treatment chemicals.



## GOT DROUGHT? MEET CONSERVATION GOALS

Agencies in drought-stricken regions need easy-to-implement solutions that rapidly address water scarcity. WaterSmart's engagement platform begins delivering savings results as soon as the program is implemented. There's nothing more "shovel-ready" than that.

*"We promoted our showerhead exchange program in the Home Water Reports and people came to the event, clutching the Report in their hands!"*

RUTH QUADE, WATER CONSERVATION COORDINATOR



## IMPROVE OPERATIONAL EFFICIENCY

WaterSmart solutions are proven to improve water-use efficiency by up to 5% within 6 months.\* And at a cost of less than \$400/acre-foot there are few sources of urban water supply that can beat the price. In addition to the avoided costs of improved efficiency, you will see reduced electric fees from water pumping and lower water treatment costs. This helps extend the lifetime of capital equipment, lowers operating expenses, and improves operational efficiency through reduced capacity requirements and system stress.

*"No other software service we have provides this level of support."*

DAMIEN O'BID, DIRECTOR OF PUBLIC WORKS



## SECURITY & PRIVACY

We know that data security is a critical concern for both water utilities and residential customers, and we employ the strictest industry standards to ensure data protection.

- We support SSL-encryption, use best practice cipher policies, and maintain portal access logs to maximize customer online security.
- Our servers and your data are only accessible via SSH public/private key-pair authentication.
- We provision each utility customer with their own private database instance and secure FTP space, eliminating the possibility of data corruption.
- WaterSmart security has been independently verified through external network penetration testing and a web application security assessment consistent with OWASP Top Ten principles.

*"WaterSmart has allowed us to better focus and prioritize our water conservation messaging and services. We're now able to reach out to a larger number of customers cost effectively."*

RICHARD HARRIS, CONSERVATION MANAGER



## GIVE US A CALL ANYTIME

We count our super happy customers as our biggest asset. We love to get feedback on how our solutions are working and what we can do to improve, so let us know what we can do to help you.

**415.366.8622**

**info@watersmart.com**

\* Mitchell, David L. and Thomas W. Chesnutt, "Evaluation of East Bay Municipal Utility District's Pilot of WaterSmart Home Water Reports," report prepared for the California Water Foundation and East Bay Municipal Utility District, December 2013. [http://californiawaterfoundation.org/uploads/1389391749-Watersmart\\_evaluation\\_report\\_FINAL\\_12-12-13\(00238356\).pdf](http://californiawaterfoundation.org/uploads/1389391749-Watersmart_evaluation_report_FINAL_12-12-13(00238356).pdf)

WaterSmart Software's mobile and online tools help water utilities educate and engage their customers to save water and money. Our turnkey, cloud-based analytics and engagement platform makes it easy to improve water-use efficiency by 5 percent in as little as 12 months. Come help us change the way the world uses water.



# Confidently Manage, Share, and Secure Your Data with Software-as-a-Service

A WHITE PAPER BY NEPTUNE TECHNOLOGY GROUP INC.

How can a water utility, especially a smaller or mid-sized one, afford the time and resources needed to support, collect, and analyze their large volumes of meter data? Today with Software-as-a-Service (SaaS), utilities can gain a deeper understanding of their information, while also managing, sharing, and securing their data more easily than ever. With SaaS, a water utility can gather and analyze data from more sources to empower faster, more informed decisions. It can also mean going far beyond a monthly meter reading and bill to lead the way to a Smart City.

## EXPAND CAPABILITIES WHEN THE TIME IS RIGHT

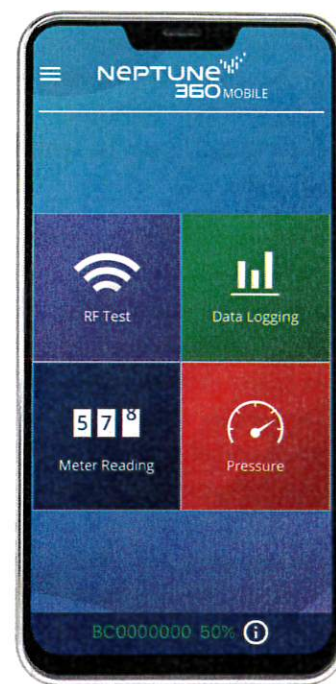
As utilities' needs change they often require new technology or different capabilities. A software application that grows along with the utility can be a major advantage. The move from mobile meter reading to an AMI network, and beyond, can be virtually seamless with SaaS. A modular-based platform makes it simple to turn on new features as needs evolve, enabling critical data to proactively plan for tomorrow.

A SaaS solution for a Smart Water Network also gives utilities more freedom to build upon existing assets. It provides a single source of secure, accurate data entry and access for all meter reading system types — AMR, AMI or hybrid. And ultimately, utilities can spend less time and money on network infrastructure, while still being ready to grow into future needs.

The total cost of ownership is typically lower with SaaS than on-premise server deployment, and a SaaS solution also means less strain on limited budgets and IT resources. Utilities of any size can have the flexibility to expand their system as their needs change, but only pay for the services they need, as they need them.

## GET CRUCIAL DATA, SHARE AND ANALYZE IT QUICKLY

AMI is just the beginning of a Smart Water Network. Management, maintenance, customer service, water quality, and other departments all need fast, easy access to information. With cloud-based SaaS, utilities can share and leverage the large volumes of data they capture, empowering collaboration and helping predict impacts. This type of platform can utilize APIs (Application Programming Interfaces)



to seamlessly integrate meter data, event data, and alerts directly with existing systems or applications, such as work order systems, customer portals, billing systems, or hydraulic modeling applications.

A utility can also use the software to share information directly with water consumers. Through direct communication via wireless, field



personnel can provide data on-demand, responding to high water bill complaints and showing the time and date when a possible leak started. Usage for individual accounts is easily translated into simple graphs and charts that can be emailed. A mobile version of the software can do the same for face-to-face presentation. In addition to pinpointing locations of possible leaks, backflows, or unauthorized water consumption, a utility can analyze a specific customer's consumption activity history for issues such as reverse flow conditions or unexplained continuous flows. Trending chart views provide a convenient way to visualize usage for a given time span and customer service calls can be resolved with confidence.

Detailed reporting of consumption activity, potential leaks, and reverse flow also enables a utility to stay on top of issues that could impact revenue. Users can quickly identify areas of concern or look for trends in order to maximize operational efficiencies. Looking to the future, utilities can leverage this type of software for trend analysis in rate structure planning and usage initiatives. Finally, the robust information collected can be utilized to help reduce Non-Revenue Water and aid utility conservation initiatives.

#### OWN YOUR DATA, KEEP IT SECURE

A subscription-based solution can free a utility from having to host and update software and worry about server maintenance and data security. It is widely acknowledged that the water sector is an attractive target

for both physical and online assaults. Ransomware attacks on cities are happening regularly, and a cloud-based SaaS solution can provide greater security than on-premise servers. Data is stored in the cloud, backed by a large-scale data center, with staff dedicated to identifying, deterring, and combatting these threats. Software versions are tested before release to check for exploitable vulnerabilities such as un-sanitized inputs susceptible to cyberattacks.

Along with added security, SaaS solutions offer a higher level of convenience and support to utilities. The software is hosted and managed by a third party, with no installation required. All that's needed is an Internet browser to log on and utilities are able to access their data anywhere, at any time. Utilities can be confident that their data is accessible 24 x 7 without having to supply the resource to monitor and maintain it. SaaS also removes the burden of implementing disaster recovery plans, leaving the coordination and resolution to the data center.

#### ELIMINATE SPECIALIZED DEVICES, COMMUNICATE MORE EFFICIENTLY

Thanks to incredible strides in communication technology, water utilities no longer have to send meter readers out into the field for weeks at a time to capture data. When water utility personnel go out to perform a radio frequency test for signal strength, or exception readings on site, they can now do so without having to purchase single-use, specialized devices.

Employees are able to use their existing Android or iOS cell phones or tablets for those tasks. They can then connect to the cloud and sync up stored data online, in real-time, without having to go back into the office.

#### ALWAYS READY FOR ACTION

With SaaS technology, utilities can concentrate on providing their consumers with clean drinking water while knowing that the utility is equipped to:

- Migrate easily from mobile to fixed network or add capabilities as needed when the time is right, while using and only paying for the features that are relevant now.
- Access and share data seamlessly across utility departments – help the utility achieve goals and objectives and make informed decisions faster.
- Ensure the security of the utility's data, while lessening the burden on IT departments or other internal resources.
- Use existing devices to gather and share information remotely, in real-time.

Win your day for your utility using a cloud-based SaaS platform. Learn more about Neptune's SaaS solution, Neptune® 360™, at [neptunetg.com/neptune360](http://neptunetg.com/neptune360).

*For technology that works for you, learn more at **neptunetg.com** and connect to what's next in water.*





11

## Kathy Deufemia

---

**From:** Richard Slingerland  
**Sent:** Tuesday, September 3, 2019 3:05 PM  
**To:** Kathy Deufemia; John Barbelet  
**Subject:** FW: Head On Parking in South Washington Street Lot

Kathy:

Please put this on the Work Session as a new item.

Rich

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:** Gregory Budnar <[gbudnar@tarrytowngov.com](mailto:gbudnar@tarrytowngov.com)>  
**Sent:** Tuesday, September 3, 2019 2:48 PM  
**To:** Richard Slingerland <[rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)>  
**Subject:** Head On Parking

Rich,

I am writing to follow up on our conversation Friday morning. Currently there are (4) "park front wheels to curb" signs in the S Washington St lot. They are posted on the north, south, and east perimeter walls of the lot. It appears that the intention of the signs is for the entire lot, not just individual spaces. I have done some research into head-on parking and can provide the following information of a few of its advantages;

- Head-on parking gives drivers the ability to pull into a parking space in a single motion, and with the flow of traffic. Rear-end parking requires the driver to advance slightly past the space, turn away from it, and then back into the space. Backing into the space may have the possibility of jamming up surrounding traffic or the lot itself when the vehicle volume is heavy (i.e. Music Hall events, etc).
- Head-on parking may reduce the possibility of a motorist backing into, and damaging, a meter post, sign, plant etc.
- Head-on parking allows for the Parking Enforcement officers to efficiently view registration and inspection sticker in a single pass without having to walk back and forth between vehicles parked in opposite directions.

If we are to continue head on parking in the lot I would suggest additional signage throughout the lot to make sure the rule is clear to motorist. A completed a search of our village code and determined that currently the code only requires angle parking spaces to park head-on. Head-on parking for the South Washington St lot would need to be added to the code if it remains. I spoke with the Chief regarding the head on parking. He has advised me that the department is in full support of maintaining the head on parking rule in the S Washington Street lot. Please let me know what direction you would like to go.

Respectfully,

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**Lieutenant Greg Budnar**  
**Tarrytown Police Department**  
**One Depot Plaza**  
**Tarrytown, NY 10591**  
**(914) 631-5544**

**Kathy Deufemia**

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**From:** Richard Slingerland  
**Sent:** Tuesday, September 3, 2019 3:36 PM  
**To:** Kathy Deufemia  
**Cc:** Joshua Ringel  
**Subject:** FW: Village Code Amendment (Left Turn Bus Exemptions)  
**Attachments:** VC Amendment Left Turn Bus Exemption.docx

Please add to the work Session.

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:** John Barbelet <[jbarbelet@tarrytowngov.com](mailto:jbarbelet@tarrytowngov.com)>  
**Sent:** Tuesday, September 3, 2019 9:22 AM  
**To:** Richard Slingerland <[rslingerland@tarrytowngov.com](mailto:rslingerland@tarrytowngov.com)>  
**Subject:** FW: Village Code Amendment (Left Turn Bus Exemptions)

Rich, the school district has a bus that makes this left turn in the morning. We are looking to amend the code to allow school buses the permission to make the turn. Thank you.

Chief John Barbelet  
Tarrytown Police Department  
One Depot Plaza  
Tarrytown, NY 10591  
914-631-5544  
[jbarbelet@tarrytowngov.com](mailto:jbarbelet@tarrytowngov.com)

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**From:** Gregory Budnar  
**Sent:** Tuesday, September 03, 2019 8:42 AM  
**To:** John Barbelet <[jbarbelet@tarrytowngov.com](mailto:jbarbelet@tarrytowngov.com)>  
**Cc:** John Daly <[jdaly@tarrytowngov.com](mailto:jdaly@tarrytowngov.com)>  
**Subject:** Village Code Amendment (Left Turn Bus Exemptions)

Chief,

Please see the attached Village Code amendment memo.

Respectfully,

**Lieutenant Greg Budnar**  
**Tarrytown Police Department**  
**One Depot Plaza**  
**Tarrytown, NY 10591**

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(914) 631-5544

CC: Lt Daly

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**Tarrytown Police Department**  
**Memorandum**

To: Chief Barbelet  
From: Lt. Gregory Budnar  
Date: September 3, 2019  
RE: Village Code Amendment  
East Franklin Street **Bus Exemption** (No Left Turn – Weekdays 7am-8am)  
Grove Street **Bus Exemption** (No Left Turn – Weekdays 7am-8am)

Currently the Village Code does not permit left turns on weekdays between 7am-8am at the two intersections listed below. TUFSD Supervisor of Transportation, Mr. Cyril Hughes, has requested that a bus exemption be put into place for these two intersections to accommodate the school bus route to the Washington Irving School. The Village has permitted school bus exemptions in the past and currently an exemption exists for left turns at Hamilton Place onto N Broadway.

The following code amendment should be put into place to accommodate this request (new language in underlined Bold Italic print);

§ 291-71. Schedule VI: Prohibited Turns at Intersections.

- A. In accordance with the provisions of § 291-9, no person shall make a turn of the kind designated below at any of the following locations:

Name of Street	Direction of Travel	Prohibited Turn	Hours / Days	At Intersection of
Franklin Street, East	West	Left Turn ( <b><u>All vehicles except school buses</u></b> ).	7:00 a.m. to 8:00 a.m., weekdays only	Broadway, South
Grove Street	North	Left Turn ( <b><u>All vehicles except school buses</u></b> ).	7:00 a.m. to 8:00 a.m., weekdays only	Franklin Street, East



# Everyone's Future Project Proposal

## Overview:

EF New York would like to add an annual project for long-term students. This project, entitled "Everyone's Future", will focus on EF New York's involvement and efforts towards affecting the harmful consequences of climate change.

This initiative would be comprised of **a) classroom activities using a series of graded and authentic receptive materials** centered on climate change with a **b) project workshop-based video submission project**. This project will culminate in **c) an all-school awareness day on October 7<sup>th</sup>, 2019**. This full-day event would boast expert lectures, documentary screenings and discussion circles, and a tree-planting activity. Select video project winners would be nominated to participate **in the tree-planting activity**. Additionally, **d) a student-led environmental club** will be established with the principle responsibilities of maintaining said trees and shrubs and continually raising awareness about environmental issues on campus.

## Environmental Background:

Please see the following overview provided by National Climate Assessment (NSA 2019). The full report of data is available at <https://nca2014.globalchange.gov/report>.

*"Evidence for climate change abounds, from the top of the atmosphere to the depths of the oceans. Scientists and engineers from around the world have meticulously collected this evidence, using satellites and networks of weather balloons, thermometers, buoys, and other observing systems. Evidence of climate change is also visible in the observed and measured changes in location and behavior of species and functioning of ecosystems. Taken together, this evidence tells an unambiguous story: the planet is warming, and over the last half century, this warming has been driven primarily by human activity.*

*Multiple lines of independent evidence confirm that human activities are the primary cause of the global warming of the past 50 years. The burning of coal, oil, and gas, and clearing of forests have increased the concentration of carbon dioxide in the atmosphere by more than 40% since the Industrial Revolution, and it has been known for almost two centuries that this carbon dioxide traps heat. Methane and nitrous oxide emissions from agriculture and other human activities add to the atmospheric burden of heat-trapping gases. Data show that natural factors like the sun and volcanoes cannot have caused the warming observed over the past 50 years. Sensors on satellites have measured the sun's output with great accuracy and found no overall increase during the past half century. Large volcanic eruptions during this period, such as Mount Pinatubo in 1991, have exerted a short-term cooling influence. In fact, if not for human activities, global climate would actually have cooled slightly over the past 50 years. The pattern of temperature change through the layers of the atmosphere, with warming near the surface and cooling higher up in the stratosphere, further confirms that it is the buildup of heat-trapping gases (also known as "greenhouse gases") that has caused most of the Earth's warming over the past half century."* (2019). Full Report.. Retrieved from <https://nca2014.globalchange.gov/report>

EF New York's solution to the aforementioned issues is to raise global awareness through 1) **proposing individual behavior changes** and 2) **planting trees to sequester greenhouse gases**.

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### **Permission Request from Tarrytown**

As discussed with members of the Building Department of Tarrytown, there are several viable locations for planting trees. We would like to settle on the public property around our school by the lakes. Photos were provided to us of the optimal location and can be provided in future board meetings. As per direction of the Building Department, we have spoken to Deirdre Carsto from Rosedale Nurseries, in addition to a both-party site visit, and she is compiling a list of local trees that will survive best (i.e. sugar maples, sweetgum trees, etc.) **We would like to plant 5-6 trees and any necessary grass/shrubbery on October 7, 2019.**

Documents including proof of insurance and liability contracts available upon request.

### **Cost to Tarrytown**

EF New York will absorb all necessary costs (including trees, planting supplies and maintenance costs including but not limited to watering.)

EF New York will also provide maintenance of trees in infant stages beginning in October of 2019.

### **Contact Information**

Please direct any communication to:

#### **Kristina Cirrincione**

Curriculum Manager, EF International Language Campus / New York

[Kristina.Cirrincione@ef.com](mailto:Kristina.Cirrincione@ef.com)

EF Education First

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Take a virtual tour of EF New York at: <https://www.youtube.com/watch?v=DKt0tHfSIsw>

Learn more about our Student Volunteer program at: <http://bit.ly/EFVolunteerProgram>