

**VILLAGE OF TARRYTOWN
PLANNING BOARD WORK SESSION AGENDA
THURSDAY, JUNE 15, 2023
VILLAGE HALL – ONE DEPOT PLAZA- 2ND FLOOR – 8:45 A.M.**

MEETING INFORMATION

Work Sessions are open to the public to listen to the discussion of items on the agenda. **In addition to attending in person, the public may also listen to the meeting via zoom.** There is no public participation or comment during the meeting. For instructions to join the Zoom meeting and listen to the discussion of the Board, please visit: <https://www.tarrytownny.gov/home/events/41701>

CONTINUATION OF PUBLIC HEARING

First Korean Methodist Church of NY - **ADJOURNED**

500 South Broadway

Site plan approval for the construction of a parking lot with related stormwater and site improvements to include ingress and egress access from properties located at 14 and 18 Walter Street, respectively.

Gracemere Partners, LLC

Lot 1 – 00 Browning Lane

Site plan approval for the demolition of an existing single-family residence and construction of a new single-family residence.

Hudson Harbor Station, LLC

29 South Depot Plaza

Site plan approval for the construction of a transit-oriented development consisting of 88 residential units with 1200 s.f. of retail space and covered parking (on Lot 38) with additional exterior parking on applicant's property (Lot 37) and on adjacent MTA Property, with related site improvements.

NEW PUBLIC HEARING

Theodora Pouloutides

59 North Washington Street

To request an additional (2) year extension to the site plan approval permitting a fifth dwelling unit in the basement of an existing residence. Original site plan approval was granted on August 24, 2020. Subsequently, a one (1) year extension to this approval was granted and will expire on June 27, 2023.

Benjamin and Julie Green

25 Rosehill Avenue

Site plan approval for the construction of terraced retaining walls, swimming pool, patio, with walkways and steps with landscaping and stormwater improvements.

Krystyn Hastings Silver

National Trust for Historic Preservation- Lyndhurst Property

635 South Broadway

Site plan approval for the reconstruction of a viewing platform and the placement of a condenser unit at Lyndhurst Mansion.

Board Discussion: Recommendation to the Board of Trustees regarding off-street parking requirements in the RR Zone and requirement to pay into the Parking Fund.

Other items of discussion relating to zoning code (if time permits):

- *Hilltops*
- *Basement FAR*
- *Shared parking incentives*
- *Certain retail components in residential zones*
- *Accessory Sheds/Condensers*