

Planning Board
Village of Tarrytown
Regular Meeting
July 27, 2020 7:00 pm

PRESENT: Chairman Friedlander, Members, Birgy, Raiselis, Tedesco, Alternate
Member Lawrence, Counsel Zaltantis, Village Engineer Pennella, Village
Planner Galvin; Secretary Meszaros

ABSENT: Member Aukland

This meeting is being held via Zoom video conference in accordance with the Governor's Executive Order issued in response to the COVID-19 Pandemic that authorizes public meetings to be held in this manner. The public will be able to view the meeting through the Zoom application and be given the opportunity to speak during the public comment period for each application by pressing the "raise your hand" icon to speak or *9 on their phone.

Chairman Friedlander called the meeting to order at 7:03 p.m.

Approval of Minutes – June 22, 2020

Mr. Tedesco moved, seconded by Ms. Raiselis, to approve the minutes of the June 22, 2020 regular meeting as submitted. All in favor. Motion carried 4-0

Dr. Friedlander announced the following adjournments:

Continuation of Public Hearing – Adjourned

Wilder Balter Partners, Inc. (contract vendee)
62 Main Street – YMCA

Referral by Board of Trustees for review and recommendation of a Zoning Petition for the proposed Family YMCA of Tarrytown redevelopment project to create a "Senior-Community Floating/Overlay District" to allow for the development of an affordable, mixed income, senior/multi-family building and for site plan approval pending the adoption of the proposed district.

Continuation of Public Hearing – Adjourned

Lexington 202 Group, LLC
29 South Depot Plaza

Re-referral by Board of Trustees for review and recommendation of a petition for zone changes to allow for 88 residential units above a self-storage facility with parking.

CONTINUATION OF PUBLIC HEARING - Peter Bartolacci – 67 Miller Avenue

Removal of a railroad tie wall, construction of retaining walls, and landscaping of rear yard.

Mr. Birgy recused himself from this application. Mr. Ringel removed him as a panelist during the discussion.

Dr. Friedlander asked for an update on the Hahn Engineering Report. Mr. Pennella advised that he has not received any new additional information or a response to Hahn's last review letter from the applicant.

Dr. Friedlander acknowledged an email from Geraldine Baldwin, of 66 Riverview Avenue, received on July 23, 2020 requesting a confirmation of an earlier submission to the Board that included a petition from 11 neighbors back in June and July of 2018 with a photo which was already in the record. Another letter submitted by Kristen Wilson, Attorney for Geraldine Baldwin, dated July 24, 2020 was also received and will be made part of the record. With regard to Ms. Wilson's letter, Dr. Friedlander does not know if they are required to answer the questions raised in Ms. Wilson's letter. The applicant has received these letters and he can respond to Ms. Wilson if he wishes to do so. He asked Counsel Zalantis for guidance. Counsel Zalantis said it is not the Board's obligation to respond but, if the Board has any questions, they can ask.

Counsel Zalantis said you may want to hear from the applicant first and then open the meeting up to the public.

Peter Bartolacci, of 67 Miller Avenue, said his engineer is working on the final 3 comments. He thinks he has provided some of the information already but they will have to see. Dr. Friedlander asked if he has a timeline. Mr. Bartolacci does not have a timeline. He said perhaps Mr. Berté could respond if he is present.

Mr. Berté responded and said he has a few remaining comments to address in the Hahn Report relating to section detail, specifications on the fabric. These are informational items, not things that will change the site plan. He will have this before the next work session. Dr. Friedlander asked if this could be submitted before the next work session so they can be reviewed.

Dr. Friedlander asked if any other Board Members had any questions. No other Board members had any questions.

Dr. Friedlander asked if anyone in the public wanted to speak.

Mr. Ringel advised the public if they wish to speak they should use the "raise your hand" function in the application or press "*9" on the phone to participate. The Q & A chat is just for technical questions.

Kristen Wilson, attorney with Blanchard & Wilson, representing Geraldine Baldwin, referred to her letter submitted July 24, 2020. This letter raises legal questions to the Board and she respectfully submits that these are questions that the Board or village staff has to answer. She noted that it is not for the applicant to answer with regard to the legal questions as to whether the variances have expired. Under the code, the expiration period is two years and it is well beyond the 2-year period. In addition, if the variances have not expired, they are voided or invalidated by the change in plans. The ZBA resolution was clear and she highlighted where it said that it must be these plans presented before them and she said the plans have changed substantially. They do

deserve an answer if the variances have expired since this calls into question whether or not this Board has jurisdiction over this application right now. Similarly, they are befuddled why the Board is not requiring this applicant to re-notice this application. The 29 S. Depot Plaza application had to go back in front of the Zoning Board to renew their variances. This Board has also required other applications to re-notice and it has been years since this application has been re-noticed properly. She knows that the properties around 67 Miller Avenue have changed hands, so they are not sure why the Board is not requiring this applicant to do the same that you require of other applicants. In addition, they have asked many times for documentation regarding the SEQRA process. They have yet to see an updated EAF for this application. The steep slope analysis, which is required by the village law has only been changed insofar as the date was only amended, but the actual analysis has not changed for a plan that was submitted years ago. So, she feels that the Board should not be acting on this application until they have all of the information and the public has had an opportunity to review it. She respectfully submits that the questions that she raised up from a legal point of view fall directly within this jurisdiction of this Board to answer, so she would like an answer to those.

Dr. Friedlander suggested to meet in executive session with Counsel Zalantis to see how to proceed. Counsel Zalantis said she would be happy to address the questions raised. She has provided her legal analysis to this Board and will expand on that if the Board thinks it is appropriate to discuss.

Dr. Friedlander would like Counsel to start with the variance expiration issue. Counsel Zalantis said by the very terms of the variance grant, it was to run from the time of the last approval. And, since that last approval has not happened yet, the time has not started running. And that is what the very terms of the variance grant relevant to this application states. She would like to go on the record that none of these issues are within the purview of the Planning Board to determine, but she is happy to provide her legal analysis that she has already provided to the Board. So, in her view, the variance time has not even started running, let alone expired. The issue about the change in plans, again, the variance grant, you have to look at the whole variance grant, all of the language, not just pick and choose specific language. It talks about how the changes can be made to the plan, by the Planning Board in connection with site plan review, with the exception of certain things which are that the plan must be a two-tiered wall and the first wall has to be located a minimum of 7.5 feet from the rear property line. So, by the very terms of the variance grant, this Board is allowed to make changes in the site plan review process.

Counsel Zalantis continued and said the issue with the 29 S. Depot Plaza application is a totally different situation. In that case, both the variances and the site plan expired and the applicant sought extensions of these approvals. With the Bartolacci application, the time has not even started running by the very terms of the variance grant.

With regard to the noticing requirements, This Board has adjourned this application on the agenda. Mr. Bartolacci has to comply with the noticing requirements. He will have to do that and we will have to assess whether or not all of the noticing requirements have been complied with. We don't generally make an applicant re-notice if the application has been carried over on the agenda. It is onerous to make the applicant do a re-mailing but

any other notice requirements will have to be complied with and Mr. Bartolacci can address that.

With regard to the SEQRA argument, again, this is a Type II action so she is not sure what is being raised. This is the legal analysis and it is not this Board's purview to determine whether variances are required.

Dr. Friedlander thanked Counsel Zalantis for her comments.

Geraldine Baldwin, 66 Riverview Avenue, respectfully and completely disagrees with Ms. Zalantis interpretation of the variance code. The code does not say, except otherwise noted. In the resolution, it says all variances expire within 2 years if you have not moved forward with the application. This application has not moved forward and it wasn't because of anything else except for the fact that the applicant was adjourned from mid-2018 through the entire year of 2019. She said they can discuss these legal issues at another time. She would also like to know why the applicant has not been required to answer questions raised, time and time again, going back to 2015, by the village engineer, and more recently, by the village consultant engineer. She would like to know why there is no slope stability analysis for these huge walls that are going to be erected on a steep slope, and why is there no requirement in this application for stormwater management and management for the hydrostatic pressure behind those two huge walls which is extremely important. This was a major problem with the mafia wall which recently came down into her neighbor's yard.

Dr. Friedlander said Mr. Pennella can discuss this at the work session unless he would like to comment now. Mr. Pennella said he will wait until the work session to answer these questions.

Dr. Friedlander said by that time we should have the Hahn Report.

Mr. Bartolacci came back to comment. He wants to address the issue of the jurisdiction of the ZBA. Ms. Wilson is claiming that because they changed the construction materials that the ZBA variance is null and void. It has been made clear that the ZBA has no jurisdiction over the construction materials. What they approved was the design of a 2-tiered wall. Ms. Wilson is broadening the definition of design to include everything under the sun. For the purpose of this variance, it is a 2-tiered design, no less than 7.5 feet from the property line. Those are the design criteria that the variance was granted under, and none of that has changed, so it is important to point that out. He would like to put this argument to bed because the ZBA does not rule on the construction materials.

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

Mr. Birgy was promoted back to a panelist and re-joined the meeting.

CONTINUATION OF PUBLIC HEARING – Artis Sr. Living- 153 White Plains Road
Construction of a 64 Bed Alzheimer/Dementia Facility.

Don Walsh, of Development Strategies, appeared on behalf of the applicant, Artis Sr. Living. He introduced Rich Williams, PE, the project engineer, who will follow up with a brief report and answer any engineering questions this evening. Paul Folger, RA, the architect for Artis will talk about the roof plan with regard to the solar panel issue.

Mr. Walsh noted that the environmental reviewed was tied into the SEQRA process. The remaining items are landscaping, water and sewer, and green infrastructure. In addition, the connectivity issued raised by the county involves a connection to the Silverman property and they have been meeting for months since discussions needed to take place with site tenants, attorneys, etc. They are trying to finalize the ADA plan and will submit this to the Board before the next work session. This will address connectivity from the bus stop on Route 119 to the site, but he does not feel that his site is appropriate for connectivity since it is a closed medical facility. Immediately adjacent to their site is the OCA which provides connectivity and they have no jurisdiction over it. He has walked this area over the past couple of months and has only saw one person walking in the area. If the village chooses to look into this path then they would salute that, but they have no interest to having this type of connectivity to their site.

Ms. Raiselis said the new comp plan talks a lot about mobility and connectivity which is why the Board has been pushing this and will be promoting this for all of our projects. They want to make sure that people can safely walk around the village and ride their bikes.

Dr. Friedlander visited the properties last week. With regard to connectivity which is addressed in the comp plan, he suggested looking at the sidewalk that runs from Martling, through the Silverman property and through 99 White Plains Road (the proposed Sunrise Development). A 5 or 6 ft sidewalk running along the Silverman property and 99 White Plains Road to extend through Artis to Martling and to route 119, could be beneficial to all of the property owners. It could also address the Hitachi site, should anything be developed there. He thinks the applicant should revisit this with a shared cost to the 3 property owners.

Rich Williams, PE, the project engineer, suggested bringing the sidewalk to the property line at 99 White Plains Road and they could continue that on their property. He said they have no control over 99 White Plains Road but they would talk to the Mr. Silverman about this. There is a severe topographic change with a lot of trees and rock between 99 White Plains Road and 155 White Plains Road and it will not work. They studied this as a sidewalk route to Artis. You could make ADA work on the other side but they have no control of that property. Dr. Friedlander asked Mr. Williams, if Sunrise was willing to do it on their side, would Artis be open to contributing money since it would allow people to reach your property. Mr. Williams said they could talk to the owners, but he thinks it would be more fair if they could bring the sidewalk up to the 99 White Plains Road property line and they continue the sidewalk through their property.

Don Walsh said it is certainly something they can bring up but he wants to reiterate that this site is not the Crest area, it is a residential facility for dementia patients. They do not want people walking in or out, especially out. This is really an important consideration.

Ms. Raiselis asked about staff and visitors. Mr. Walsh said there are few visitors to a dementia center and the people will be driving in and parking in a secure parking lot. The sidewalk we are talking about is a major expense. Ms. Raiselis asked about people who take bus or want to visit by bus. Mr. Walsh said they will be able to use the sidewalk plan they have discussed. There are between 8-14 employees at Columbia who use the Bus stop now that will be able to use the new sidewalk. If anyone uses the bus, they will be able to walk in on that new sidewalk. There is a huge difference between casual walkers from Martling Avenue to Route 119 going through a medically secure sight and people who are coming to visit. We are going to encourage people coming to visit to provide a sidewalk but they are not going to provide a thoroughfare right-of-way for anyone to walk through a secure medical facility.

Dr. Friedlander said the reason it has been raised is because the sidewalk has not been resolved for at least 3 months, which is why he looked for this alternative. How long is it going to take to get it done. Mr. Walsh said when it first came up, before COVID set in, they looked at it and traced where people are walking now or will be in the future. The Silverman's accepted the plan which was not easy and their investors and their insurer's and then the design had to be done by Insight. Now they are debating the ADA consequences since it must be done correctly.

Dr. Friedlander asked if they owned the property. Mr. Walsh said Artis is the contract vendee. Dr. Friedlander said the Board wants a sidewalk, so the cost of selling the property is building the sidewalk. Mr. Walsh said there is no objection to the sidewalk as proposed.

Rich Williams, the project engineer, shared the site plan. He noted that they have added an additional hydrant which is now shown on the utility drawings. Landscaping, stormwater and sewer and solar have also been updated. He will touch on the solar last.

With regard to the landscaping, an arborist has been found and a meeting will be set with the village landscape consultant to address her comments. With regard to stormwater, they have one comment to address. They are looking at how much work is needed to the existing pond. With regard to the sewer, they are working on possible off-site sewer replacement just downstream to their site and are working through the logistics and hope to have better update by the next work session.

Paul Folger, RA, will talk about the solar panel and the architecture, but with regard to the solar over the pond, Paul Folger did a desktop analysis and determined that the area does not offer ideal conditions for a solar array. Mr. Williams also looked at impact of this installation. There is not a lot of research out there. Sunlight is an essential component and he feels the installation will change the aquatic patterns of the plants

and animal species that live in the basin. There was a lot of time spent on this during the original EIS process to support the adjacent croton aqueduct. If they change sunlight conditions over the pond, there will be impact on the vegetation.

Ms. Lawrence noted that an alternative solution could be to have the solar array put over the parking lot. She suggested that the applicant may want to consider speaking with the environmental committee that is very active and knowledgeable and maybe they can offer suggestions. Mr. Williams said his office works with solar companies and there is a cost benefit analysis involved. To build a racking system over a parking lot, they would need at least 1 to 2 acres to do it. Mr. Folger will talk about in more detail.

Paul Folger, RA, with LK Architecture, said he has reviewed the roof of the structure. It is a two-story building and there are elements that are residential in nature. There is a flat area on the roof that could be utilized for the solar panels. Ms. Raiselis asked to see a roof plan. Mr. Folger shared his screen. He noted that the construction documents have not been designed. Ms. Raiselis said the applicant is saying they have limitations, but now they are saying that the building has not been designed yet. She asked if this could be the driving force in their design. Mr. Folger said they have not done a shade analysis and no electrical engineer has been engaged yet in order to give specifics, however the engineer has looked at it and given his professional opinion. Ms. Raiselis said even a schematic document can show an intention. Mr. Folger showed a similar Artis project indicating the large amount of mechanical equipment on the roof. Ms. Raiselis said she has not seen any elevations. Counsel Zalantis said at this stage the Board will need elevations. Mr. Tedesco, Ms. Raiselis and Dr. Friedlander all agreed. Mr. Walsh said they were provided in the EIS but the renderings will be forwarded by Mr. Folger so that the Board can review them at the work session.

Counsel Zalantis requested that a detailed plan of the roof be provided. Ms. Raiselis said it feels odd that the applicant is showing similar projects. She would like a building that is custom made for Tarrytown, not a cookie cutter. Dr. Friedlander agrees. Mr. Folger said he is trying to describe the process they have been through. They have looked into geothermal systems which don't work on the site so they are looking into solar on the roof and are just showing the amount of equipment on the roof. Ms. Raiselis said if the proposed architecture will eliminate an opportunity for solar then she feels a change is worth it.

Mr. Folger showed the outline of the back of the building. The areas in green is what they are proposing on the back. They think they can provide 5% of the building power. Even if they covered every square inch of the roof, it would only increase to about 8%, so they will never get to a net zero. Mr. Williams noted that they are kind of boxed in and are doing a balancing act and wants that to be part of the conversation.

Ms. Raiselis said that the village would like you to make renewable energy on the site a priority.

Mr. Williams said in fairness to the applicant, we went through the SEQRA process and did provide renderings of the outside of the building. They will provide them again. Artis

has started moving forward with an understanding of what was presented was accepted. They would be very surprised if there were broad changes made to the architecture at this point.

Ms. Raiselis asked if they have been to the ARB. Mr. Williams said they have not. Ms. Raiselis asked then, if they still need to go through the ARB, how can they make that assumption. Just because something happened a long time ago, how can they say it is acceptable now. Mr. Walsh said the renderings are in the SDEIS. We are not walking away and want to continue the conversation. They will work with this Board to use as much space on the roof as they possibly can.

Dr. Friedlander asked if anyone in the public had any questions. Mr. Ringel asked the public to raise their hand if they would like to speak.

Carole Griffiths, of 251 Martling Avenue, member of TEAC and a co-chair of the solarized effort that was done several years ago in the village. She commented that there are solar racks over small parking lots all throughout the New York City area, and well as gas stations all over Massachusetts. There is no reason why a solar proposal can't be small and she does not see any reason why they can't build it over the parking lot. With regard to net zero building, she is wondering if there is a way of making the building more efficient than what it is now. Mr. Williams responded and said they have provided information to this Board on ways to improve the optimization in the building to cut down on energy use. They are not a solar developer, but they are taking it seriously and taking a hard look at it.

Dan Convissor, appeared on behalf of Bike Tarrytown, to clarify that with regard to the OCA, which is a great resource in the area, at Route 119 heading north, there is a very steep slope so it is not ADA accessible and it is not paved, it is not lit and it is not maintained and gets muddy at times. If there was some means of connectivity between Martling and Route 119, it would be beneficial.

Mr. Birgy wants to piggy back on Ms. Raiselis' comments. There are programs available from the state that Artis can apply for. It would make the building more valuable and a benefit to the company since the expenses would be less. He would like to see them to talk to NYSERDA, who specializes in building these types of solar projects, to get a win for everyone. He does not see why this is not part of the equation.

Mr. Williams said they are not coming here tonight saying that they don't want to do more. They looked at the pond and there are drawbacks. They looked at the roof and they are balancing the equipment on the roof with the solar and the number only gets up to 5%. If the roof were level they are still not getting up to 50 or 75%. With regard to putting a rack over the parking lot, the height of the panels relative to the height of the windows in the building raises concerns since the residents would be looking at them. These are legitimate constraints and they are trying.

Ms. Raiselis said it sounds like you are making excuses as Mr. Birgy said. Go back and say the Planning Board is taking this very seriously. They want building that the

residents can be proud of. There are many buildings that are very efficient. She would like them to go back and see what they can produce.

Peter Bartolacci, 67 Miller Avenue, asked if there is anything in the code that talks about requiring solar power or renewable energy as part of the site plan. Ms. Raiselis said it is in the comprehensive plan. Mr. Bartolacci asked if it is codified? Counsel Zalantis said it is part of the Planning Board authority to discuss these specific items in the site plan section. Mr. Bartolacci said so there is no violation of code. Counsel Zalantis said there is no violation, they are not in court, they are seeking site plan approval. Mr. Bartolacci asked Counsel not to interrupt him. He would like to speak. He wants to know if they are proposing to do anything that violates the code. It sounds like if this is something you want, the gold posts have been moved again, why don't you just put in the code and make it a requirement so that people know and it is clear. As he listens to the other applicants, it seems the same discussions keep happening over and over again. He is just saying that if this is what the Board's want, put it in the code and make it clear to everyone.

Dr. Friedlander said the comp plan mentions energy efficiency as a goal and it is also discussed during the SEQRA process as energy efficiency as one of the goals. We also ask applicants to look at ways to increase energy efficiency to attain these goals. While it may not be specifically in the code, we are not looking for violation of the village code, we are looking to achieve goals that are consistent with the SEQRA Review. In all cases we have always mentioned that we want energy efficiency, especially in large buildings. You raise an issue. It is not in the code but there are many examples when we ask for energy efficiency for projects in order to make it better for the village. Mr. Bartolacci said, ultimately, you could not hold it against the applicant if they didn't satisfy your lust for it and that is his point. He would hope that the Board would not hold it against the applicant if they were not able to come up with something that satisfies the Board's need for this. Dr. Friedlander said this applicant came up with a 5% plan and we asked them, as a Board, to do a better job to increase the efficiency and they said they would try. We have never said to an applicant that they can't build because they did not meet a vague standard. There is no specific standard, the Board is just trying to make it better.

Counsel Zalantis said that she does not want anything to be construed that this Board is conceding its authority to approve a site plan application in any way. As long as this is clear, we do not have to agree, or disagree with specific statements made regarding this issue.

Mr. Walsh returned and said they are not making excuses and will report back and will try to present a connectivity report next month. He saluted Sunrise Development for coming into the village and will speak with them on this issue.

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

CONTINUATION OF PUBLIC HEARING–Theodora Pouloutides–59 N. Washington St.
Site plan approval to permit a fifth dwelling unit in the basement.

Mr. Pennella advised that he received a response with plans late afternoon and has not had the opportunity to review it fully but, the applicant advised that they will not be providing stormwater reduction of 25%, which we have required, because they are contending that it is existing. With regard to the parking layout, they have gone back to my suggestion of a prior layout so that the cars can back up better. Other than that, he will update the Board at the next work session.

Mr. Tedesco asked Mr. Pennella how the reduction in impervious surface could be accomplished. Mr. Pennella suggested that the applicant remove some asphalt and convert it back to a lawn or garden area. He included this in his review memo. Mr. Tedesco said they should discuss that at the work session. He thinks this is a good suggestion.

Taylor Palmer, Attorney with Cuddy & Feder, would like to share some information with the Board involving the drainage. The architect is here to respond. He received the Building Inspector's memo last week and have submitted a response which he believes Mr. Pennella has seen. There is a property north of the Pouloutides property that did implement stormwater mitigation. That water was flowing onto his client's property so there is now some reduction of the existing storm flows. They are not proposing any exterior changes in connection with the is application, nor are they proposing and parking changes, just the other solution that Mr. Penella mentioned earlier. They met with the neighbor on site and discussed some changes to roof leaders and other minor mitigation but again, they wanted to point out that the water has been flowing from the other property has been remediated and should reduce the runoff coming onto the property.

Mr. Tedesco asked Mr. Palmer if the information that he sent to Mr. Pennella has specifics with regard to the reduction of the runoff due to the neighbor's actions.

Mr. Palmer said there is no detailed information on the number. They are not proposing any exterior modification. It is existing and there are no changes. The minor modification will be provided to Mr. Pennella that may address potential stormwater or drainage issues.

Dr. Friedlander asked if anyone in the public wants to comment. Mr. Ringel asked if anyone would like to speak to raise their hand. There were no comments.

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

Mr. Palmer asked if it would be possible to have the Board authorize the drafting of a resolution since the variances have been approved. Dr. Friedlander and Mr. Galvin both advised that the application will be discussed at the work session at which time the preparation of a draft resolution will be discussed.

**CONTINUATION OF PUBLIC HEARING - Hebrew Congregation of N. Tarrytown and
Tarrytown a/k/a- Temple Beth Abraham - 25 Leroy Avenue**

Construction of a 4,895 +/- s.f. two-story addition with renovations to the existing building and other related site improvements.

Dr. Friedlander asked if there were any staff comments.

Mr. Galvin said there have been no additional changes. An additional letter has been received for the record by members of the public. Ms. Raiselis noted for the record a letter from Lisette Mendez Boyer and the property owners of South Grove Street with 2 plans that they worked on. Mr. Galvin said the applicant did receive these and indicated for the record that the plans submitted were not from him. Mr. Galvin said he has prepared the draft Negative Declaration for the Board's consideration this evening which will allow the applicant to go back to the ZBA for a determination on the variances. The Negative Declaration includes a provision that incorporates the further review of the driveway access and parking lot layout including consideration of reducing impervious surface as appropriate.

Sam Vieira, RA, appeared before the Board, representing the applicant. He introduced Mark Levin, the project architect, and Stuart Skolnick, the Temple Director who are here this evening to answer any questions. Mr. Vieira has listened to the last 2 work sessions and there seems to be confusion about the current site plan. He does not want to spend too much time reviewing this but, in April, there were revisions made which placed a large fence along the north side of the property and a reduction of parking spaces from 59 to 53. In response to public comment, the plan has been revised to recoup the parking spaces to 59, and the fence is gone. They have been distracted into issues that have nothing to do with the proposed addition. It is 4,800 s. f. addition to the south side of the building, closest to Leroy Avenue. The need is to create a single security entrance into the building and to create an ADA compliant drop-off, lobby and elevator for ADA access to the lower and upper main level. The staff offices were also moved adjacent to the security entrance to allow people to enter and exit the building with authorization. There was minor configuration which created a meeting and workshop space and a minor configuration and site plan modifications involving restriping of the lot and formalizing the entrance and egress in a safe way. The sanctuary, social hall and classrooms will remain untouched. None of these spaces will be modified, enlarged or increased in any manner. They have worked with village staff and have submitted a new updated site plan which was submitted for the work session. There is a smaller fence that goes across the north side driveway access that connects from the property to the north. There is an existing fence there that connects to the northeast corner of the building and that fence incorporates a vehicular gate and a pedestrian gate. The roll-off containers have been shifted slightly to the northeast position to accommodate the request of Lou Martirano, the DPW Superintendent. Mr. Martirano also requested that the road be widened and repaired and that there be no gate access for the collection. The containers are going to be enclosed and covered on three sides to block the Grove Street view and from the parking lot down below. The parking lot access has been modified and Mr. Pennella has come up with suggestion for pedestrian access for review. Lastly, there was the paper

street issue. A title report was issued and reviewed by the Temple and Village Attorney and at the end of the day there is no public access to the property. It creates an access for three neighboring properties to the north but the street was never dedicated to the village.

Mr. Vieira further advised that they made some progress at the July 13, 2020 Zoning Board meeting. The Zoning Board Members seem to be leaning in the direction of interpreting the variance as a cumulative variance which would require 2 parking spaces. He believes they will rule with that interpretation, but does not know if they will grant this variance, but the new addition effectively requires 2 additional parking spaces. The Temple has also reached out to Transfiguration Church, the Medical Arts Building and the Washington Irving Middle School parking lot for use of their facilities for overflow parking. They have made progress with the School District and the School Board is reviewing an agreement for the high holy days that will occur during days when school is not in session. The access to the medical arts building could be tricky since because the high holy days do occur during the week when their offices are open. Transfiguration has not formally replied. They need the parking lot on the weekends so it may not be a viable solution but they are trying to reach out to them. At this point, they would like to request that the Board consider a Negative Declaration this evening so that they can move forward with the variance process at Zoning and then return to this Board for site plan approval which will address the engineering elements and pedestrian access.

Lastly, Mr. Vieira said he normally does not comment about submissions from the neighbors but, on behalf of the Temple and its representatives, none of the proposals the neighbors are requesting are being considered nor will they be instituted. Whether it is because of logistical difficulties, additional costs, or simply because the building was designed to function in a certain way and has been since the 50's. And, because that paper street is not a public right of way, they believe that the Temple has the right to create whatever access and egress they want to the public on their property. The Temple is very graciously leaving the pathway that connects to the Loh Avenue, which, to the east is the predominant neighborhood which allows access to Grove Street.

Dr. Friedlander asked is anyone in the public would like to speak.

Stuart Skolnick, the Temple Director, said they have gotten a confirmation from the Tarrytown School Board and are working with them to officially be able to use the system for use of the parking lot on the high holy days. In addition, they have a strong verbal agreement to also use the medical building lot. They will make it clear to the congregants that they should not park on Grove Street.

Cynthia Wills, who has lived at 156 Grove Street for 20 years, said the Temple is a good neighbor and they did compromise their plans to allow the east/west footpath to remain. She has many good friends that live on South Grove Street. She referred to the connectivity discussion during an earlier application and she would like the north/south path to remain. Her property is at the very end and she has the easement access to the paper street. There used to be a little path along the paper street, but a tree fell and people stopped using it. She cannot see why there can't be a little path (where that path

use to be) that could connect up to the mouth of where her home is. The community uses the path as well the OCA people who ride their bikes.

Mr. Vieira responded that the distance between the entrance to the existing parking lot and the entrance to where that secondary east/west trail is about 300 feet. The Temple is not saying don't come on the property. The Temple is not taking away the continuity and accessibility from that neighborhood. They are saying, for security reasons, that they would like them to access and cross through the property on the most easterly boundary. The connectivity will still exist. It may be a little bit more inconvenient for a half a dozen or so homes, but it is not a lot to ask them to walk 300 more feet to get the access. Most of the people on Leroy, Loh and Heritage Court and all the streets above will continue to have the access that they do now because no one from that neighborhood is going to walk all the way down around the big loop when they can just go straight.

Rudy Ehrlich, of 162 Grove Street, the closest neighbor on the north side of the Temple property, is concerned about the placement of the garbage and the frequency of pickups. Currently, there are 2 dumpsters in the back of the building. They are reasonably close to the building and still within 20 feet of their property line. During non-covid times, the smell was considerable. It is their hope that the dumpsters be better enclosed. He appreciates that they are more contained and less visible. They have not seen an updated plan but they were assured that they were not moving farther from the building and is concerned that the dumpsters are now closer and there are more of them. He would like to see a plan that hopefully considers moving the garbage closer to the Temple building and inaccessible to children.

Veronica Kent, has lived at 200 South Grove Street for 30 years, would like the comment on the north/south footpath, which is a community resource. It is a high use path by school children. People from the aqueduct use it to pass over to Grove Street. Losing this path would be contrary to the goal of mobility within the village and she would like to see the path remain.

Dan Convisoor, on behalf of Bike Tarrytown, assumes there are no updated plans. He would like to see them since it is unclear to him about the conversation of going around the east side of the property. To maintain the north/south access, he would like to see what is being proposed. Residents have said the path is important to connectivity. He is in favor of the parking variances and feels that 2 spaces is not a deal breaker but that is for the Zoning Board to hear.

Lisette Mendez Boyer, 159 Grove Street, wanted to comment on the drawings she submitted which were very clear. She is saddened to hear that they are not addressing the concerns of the Grove Street residents, a community of 12 homes. She cannot see why there is a big issue to maintaining a north/south connection next to the parking lot. It could be a three-foot gravel path, just to allow people to walk. She commented that that on the west side of the site is the OCA trail which runs parallel to the Temple. This area is being used as part of the Temple property. About 20 feet of this area, within Broadway, belongs to the state, which is a path that is not used. In lieu of the state using that property for access, they are asking for a 3 to 5-foot path to maintain the aqueduct connectivity.

Otherwise, if they do block this, the community may want to use that path as an option to connect to the aqueduct.

The garbage has increased and has been brought out toward their street which is not acceptable. They would want it to remain as is if they are unable to move it down to the lot where it has easier access. The easiest solution would be to move the path down to the parking lot so the garbage trucks have a complete 42' radius to get to it.

She commented about the 2 extra parking spaces on the plan that were not previously there. She understands they have been put there to meet a quota but feels that if the applicant is going to ask for the 2-space variance, then they should make it a 4-space variance and remove the 2 spaces. If they plan on leaving them, then they should use them only as overflow parking. They don't need an additional two cars coming down the road every day. And, again, the applicant is working with the medical office and she noted that the overflow parking lot is on the aqueduct property.

Fergus O'Sullivan, 153 Grove Street, asked what kind of fence is being proposed to stop the north/south access? Mark Levin showed the latest site plan to talk about access. He showed the fence that was moved back and the existing and proposed dumpster locations. They are pushing dumpsters away from 161 Grove and sliding up about 10 feet. They will be improving the asphalt driveway. He understands why DPW wanted it widened. He showed the stockade fence, the playground and the 2 parking spaces. This area will be cleaned up and improved. They are going to keep the back access closed off from anybody to discourage people in terms of the north/south path. While he empathizes with connectivity, this is not a place where we want people walking through the middle of the parking lot. He certainly appreciates the neighbors coming up with ideas, but they come with a cost, besides being able to service the building from where the garbage comes. The cost would be a little under \$100,000 to upgrade and also loses a parking space. In addition, there is no control of when the garbage is collected, which is not practical. He doesn't minimize this as an issue. They started out with a fence and made a compromise that they feel is best. Many synagogues are now encapsulating their entire properties. The compromise of letting the public still come through, that keeps them away from the parking lot, away from the controlled area, is a good one. Bringing children though an active parking lot is unsafe from both a health and security point of view.

Mr. O'Sullivan asked again, how they will stop the access on the north/south path. Mr. Levin said they will clean it up so it is not a path, put a little bit of landscaping in. They will not go out of their way to destroy it, but will encourage the neighbors to use the other path. They do not want to be vindictive, but for health, liability and security, it is a concern.

Mr. O'Sullivan asked about the easement. He thinks that if the Board approves the plan as submitted, they are taking away the legal access to Ms. Wills, which is not legal. Mr. Levin responded to say that he will not play lawyer but he understands that the easement is up in the area and showed it on the map. Mr. O'Sullivan referred to a 1923 map which states that Ms. Wills has easement rights going from her house down to Loh Park. Counsel Zalantis said her understanding is that they are removing the encroachment and making less parking on the easement so they are improving the condition. Further, this

issue is a private right between 2 property owners and this Board does not get involved in property rights. She noted that the Planning Board would not approve a plan that increases the encroachment. In this case, the applicant is reducing the encroachment. Mr. O'Sullivan would like to see detailed map submitted confirming this. Counsel Zaltantis would like clarification to show the reduction of the encroachment on the easement area since she can't tell by looking at this map. Mr. Levin said it will be provided.

Mr. O'Sullivan continued with regard to the garbage plan. He does not see any reason why the Temple can't use the wheeled cans that are provided by the village and have the caretaker wheel them out, just like He does. This is a residential neighborhood. It would be a reasonable compromise and he would like the Temple to consider this. Mr. Vieira also noted that the dumpsters will be screened on three sides, but they are not screened from the neighbor's perspective.

Mr. Levin said they will look at it but the dumpsters are 85 feet back from the driveway at 161 Grove so, for most of the people, it's close to 100 feet back.

Mr. Vieira said the fence that separates 161 and the driveway is a solid 6-foot-high stockade fence so it will be difficult to see the garbage. The containers are more efficient. He does not know the exact math, but these 3 containers could equate to 12 or more green residential cans. There is only one additional pickup to the site on Thursday and it has been recommended that that trip be eliminated, so there will be the same number of pickups for the Temple as there is for the street moving forward. He can only imagine the amount of time it would take to empty 12 of the containers, not to mention the noise and the chaos of the containers. The roll offs are much more efficient and he does not think the DPW superintendent would endorse this; they want to get in, they want to dump and they want to leave the site.

Mr. Ringel advised that there are 3 people who would like to speak but they have spoken before.

Dan Convisoor, on behalf of Bike Tarrytown, commented that the sidewalk is going to cross the driveway and go up and then come back across the driveway to enter. The sidewalk needs to be direct, not going back and forth, and into the door. It should go directly along the west side of the driveway into the door.

Mr. Levin said we have looked at that and ADA accessibility is problematic. Mr. Pennella said a good compromise of moving the sidewalk from the east side of the entrance drive to the west side, which is more contiguous to the curb cut on the opposite side of Leroy. He has tasked his engineers with coming up with modification.

Dr. Friedlander lost his connection. He lost his charge on his phone. He hopes to return soon.

Rudy Ehrlich, of 162 Grove Street, referenced a prior comment that the dumpsters will only be 75 feet from Grove Street, but they are less than 10.5 feet from his property line and even though there is a 6 foot fence there is a rise on the other side of the fence on

their property and only panel of fence that is 8 feet long on the elbow, so from a good portion of their property, they will be able to see all the dumpsters.

Lisette Mendez Boyer, 159 Grove Street, said 50% of the garbage that is collected from Grove Street is from the Temple, which is why they are asking it to be moved 10 feet down to the lower level. Another person chimed in from this household and said it also needs to be screened. They can see it from the second floor of the house. It needs to be up against the building and screened well and this is ridiculous.

Mr. Tedesco assumed chairmanship in Dr. Friedlander's absence.

Mr. Tedesco said only a portion of the Negative Declaration will be read and the entire Negative Declaration will be provided to the applicant and recorded in the minutes of this meeting. Mr. Tedesco read the Determination of Significance into the record which is attached as "Exhibit A" at the end of these minutes.

Mr. Tedesco moved, seconded by Mr. Birgy, that the proposed action will not result in any significant adverse environmental impacts and therefore a Negative Declaration should be issued for the proposed action.

Mr. Tedesco asked for a roll call vote to adopt this Negative Declaration as follows:

Ms. Raiselis: Yes
Mr. Birgy: Yes
Mr. Tedesco: Yes
Approved 3-0

Mr. Tedesco moved, seconded by Mr. Aukland, to continue the hearing on the site plan application, when appropriate.

Dr. Friedlander asked for a roll call vote on this matter:

Ms. Raiselis: Yes
Mr. Birgy: Yes
Mr. Tedesco: Yes
Motion carried: 3-0

CONTINUATION OF PUBLIC HEARING - Paul and Maria Birgy - 740 South Broadway
Conversion of designated village historic landmark from a one family dwelling into two family units.

Mr. Birgy has recused himself from this application. Ms. Lawrence will act as part of the Board for this application to meet the quorum requirement.

Village Engineer Pennella advised that the applicant's architect will not be here tonight. He was expecting to get a revised site plan with a landscape survey. Mr. Pennella will need to evaluate the location of the stormwater system that they are proposing once the revisions have been submitted.

Mr. Tedesco moved, seconded by Ms. Raiselis, to continue the public hearing. All in favor. Motion carried. 3-0.

NEW PUBLIC HEARING – Sunrise Development Inc. – 99 White Plains Road
Referral by Board of Trustees for review and recommendation of a Zoning Petition to permit "Service Enriched Assisted Living Housing" and for site plan approval for 85 units of Service Enriched Assisted Living/Memory Care Housing pending the adoption of the zoning text amendment.

Secretary Meszaros read the Public Hearing notice into the record:

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing **via Zoom Video Conference** in accordance with the NYS Governor's Executive Order 202.1, which has been extended. The public hearing will begin at **7:00 p.m. on Monday, July 27, 2020**, to hear and consider an application by:

Sunrise Development, Inc. (contract vendee)
7902 Westpark Drive
McLean, VA 22102

for a rezoning and/or zoning text amendment to permit "Service Enriched Assisted Living Housing" on the property, which Zoning Petition was submitted by the applicant and referred by the Village of Tarrytown, Board of Trustees to the Planning Board for its review and recommendation, as well as for site plan approval for the construction of an 85 Unit Assisted Living/Memory Care Facility, subject to approval of a rezoning and/or zoning text amendment by the Board of Trustees.

The property is located at 99 White Plains Road, Tarrytown, NY and is shown on the Tax Maps as Sheet 1.140, Block 89, Lot 2 and is located in the LB zoning district.

Please visit <https://www.tarrytowngov.com/home/events/26344> for instructions and directions on how to join the meeting via Zoom, or call-in by phone.

Public Written Comments will be received in advance of the meeting **no later than 12 Noon on Friday, July 24, 2020** by email to: imeszaros@tarrytowngov.com or regular mail to: Village of Tarrytown, Planning Department, 1 Depot Plaza, Tarrytown, NY 10591.

Documents relating to applications will be provided in advance of the meeting by emailing lmesaros@tarrytowngov.com or by calling 914-631-1487.

All interested parties are invited to join the meeting and be heard.

By Order of the Planning Board

Lizabeth Meszaros
Secretary to the Zoning Board
July 17, 2020

Mr. Tedesco moved, seconded by Mr. Birgy, that the Planning Board assume Lead Agency for this project.

Mr. Tedesco asked for a roll call vote on this matter:

Ms. Raiselis: Yes
Mr. Birgy: Yes
Mr. Tedesco: Yes
Motion carried: 3-0

David Steinmetz, Attorney with the Law Firm of Zarin & Steinmetz, joined by his partner, Brad Schwartz. He introduced Philip Kroskin, Sr. V.P. of Sunrise Living, Andy Coelho, R.A., Sr. V.P of Construction with Sunrise, Andy English, the project architect, and Steve Tilley, RA, and Rob Aiello, of JMC Consulting, Planning and Engineering.

They have made a preliminary presentation to this Board last month and would like to present an abbreviated version of this project for the benefit of the public since this is the first public hearing on this matter.

Sunrise Senior Living is one of the prominent nationally recognized providers of assisted living services and Alzheimer care. They are the contract vendee for the property located at 99 White Plains Road in the LB zone. They are proposing to repurpose and redevelop the site while preserving the existing exterior façade. They have spent a great deal of time trying to figure out how best to introduce the elegant extension to the building. He showed the architectural rendering of the project. Currently, assisted living is not permitted in the LB zone and they have presented a zoning amendment to the Board of Trustees to allow for a new assisted living residence at this location. The Board of Trustees has referred the zoning amendment request to this Board for review and recommendation of the zoning changes and eventual site plan review. There are a number of ways to accomplish the introduction of assisted living into the zoning code, whether by special compatible use permit, or a floating/overlay zone, recently adopted for the Artis project. They will be reviewing these options with staff and will keep the Board advised as they continue this process.

They are proposing 85 units of assisted living housing dedicated to providing assistance with the activities of daily living. His team will present further details on the operation and amenities, but he wanted to advise that they have been listening to the staff meetings and other applications and they are in the process of preparing supplemental studies that will be needed for the environmental review which include sustainability, affordability issues, stormwater issues traffic, emergency services, etc, all of which will be addressed before this Board as Lead Agency, as they continue through the SEQRA process. He advised the Board that they have been contacted by some of the neighbors and have shared information with them and hope to continue that dialogue with them to answer their questions.

Philip Kroskin, Sr. V.P. of Sunrise Living came before the Board and said he was excited about this opportunity in Tarrytown. Sunrise is largest and oldest provider of assisted living and memory care services in the United States. They provide a need for which people can live and still get their activities of daily living take care of. These homes are apartments with activities and are for residents that have some additional needs, such as walking, bathing, dressing, and the most pervasive one is dementia. There is a need for these facilities and municipalities are recognizing their need, not just now, but in the future. Westchester County continues to see a demographic profile that is not adequately served. They are a principal provider of care in the New York/New Jersey region and employ thousands. They have recently opened a building in Fairfield, Ct. and Huntington, Long Island and several buildings in the tristate area currently under construction. Tarrytown is their favorite site since they are working with an existing historic structure. They honor that and cherish it. It will be a place that residents call home. It is a need/based building. People don't actually want to move in so they have to provide a warm setting for their residents and their families. Their goal as developers, architects and operators is to provide an environment that is caring and beautiful. He has listened to the Board's comments on the Artis application and they have been very thoughtful. He thinks the Board will find that they have addressed some of these issues and he looks forward to addressing the Board's new concerns, questions and comments.

Mr. Steinmetz said this design is anything but cookie cutter. Sunrise does not have a one size fits all. This site was uniquely designed. Ms. Raiselis agreed and said she passed the Fairfield, Ct. Sunrise site and it is much different from this proposal, which she was happy to see.

Andy English, the project architect, spoke briefly about the design, which he presented. The main goal for the overall design is how to celebrate the Goebel House, the picturesque entry, the circular drive, the historic nature of the south façade, all while integrating the new addition that will both complement and enhance the existing building. The approach will be important in preserving the stone wall on White Plains Road. The circular drive will focus its attention on the Goebel House. A new porto cochere and covered walkway will enhance but not detract from the existing south façade. By utilizing the existing floor, the entry will feel more like the original residential use with the grand foyer, library parlor and elegant existing grand stair. The design for the new addition will use the existing building as inspiration, but not to distract from the intricate detailing and the Georgian style of the Goebel House. It is not intended to mimic the existing building.

The style will be compatible, yet different, and will be tied together incorporating subtle elements of the existing building. The existing building has a two-story brick and cornice line with the roof concealing the third floor along the south façade. While not visible in this view, there are dormers in the existing building third floor. Both buildings will also have a two-story brick and cornice lines with similar roof like features to conceal the third story and will also incorporate dormers which are compatible to the existing three-story building. Stephen Tilley has been a part of the design effort will discuss the historic nature of the Goebel house.

Stephen Tilly, RA, the historic project architect, said this is a Georgian revival building which actually began life at this site, replacing a single-family residence with a very different approach from White Plains Road. When it became the Goebel building, it took on the direct entrance from 119 with the circular drive which is existing, leading to the front entrance. This area will be slightly modified for handicapped accessibility. He noted that the back of the building will be improved and will finally be revealed which is a bonus from an historical perspective. There will be a slender connection to the rest of the complex.

In the front, the porte cochere will have a delicate attachment to the existing building to provide cover but not obscure the existing architecture which is in pretty good shape. They will be doing a complete report for SEQRA, including a history of the building and the relationship between the site, the building and the new construction.

Mr. Tedesco suggested that because the architecture looks like it could be something fantastic, both historically and otherwise, it may be worthwhile to go early on to the Architectural Review Board, since they are an involved agency. The ARB could then forward any comments to the Board, early on in the process. Mr. Steinmetz said they will take that under advisement and that it is a good idea.

Rob Aiello, P.E, the project engineer, with JMC, briefly presented the site plan. He showed an aerial photograph of the existing site conditions. The property is 4.6 acres and is located in the LB (limited business) zone. The existing building on the property has two components: The existing Goebel House in the front and then one of several additions in the back. To the west, they border the OCA and there is an existing wetland with steep slopes. The eastern and front portions are more developed. The western portion of the site, due to its proximity to the OCA and its sloping area down to a wetland resource and existing vegetation will be preserved. He noted the prominent walls along the entire site frontage and the turnaround area that will be kept in the same general location. He showed the site plan which keeps everything in same place including the driveway and the flagpole. It is important to remember that this is a residence for the people and the site elements are designed with that in mind. This parking wraps around the building and also the trash area and the loading area along the backside of the building. Landscaping will be provided as Sunrise goes through great expense to provide a variety of garden spaces, patios and amenities on both the inside and outside of the buildings to allow people to interact with the property from within the building in various locations. With regard to the traffic and parking, they will provide additional details in a supplemental document, but in terms of parking needs, they are usually low since typically, these

residents don't drive and they usually do not have a car. Their day to day needs are met within the building and the common area of Sunrise.

Mr. Steinmetz concluded the presentation and would be happy to answer any questions from the Board.

Mr. Tedesco said the County came up with a list of several recommendations and they look forward to their written response especially with regard to the affordable units. Mr. Steinmetz said they will respond and will be happy to address that at upcoming meetings.

Dr. Friedlander returned to the meeting and has some questions.

1. What is the proposed price of the units to address the affordability issue?
2. What type of recreation will be provided to the residents, what size is the public space is, the gardens, walking area, etc.?
3. Describe the shuttle service, the size, how many trips, and to where?
4. Describe the mobility of the residents and the amount of residents that could have cars since they said most residents do not drive?
5. What is the square footage of the units and if they are all the same size.
6. What is the tax revenue generation?
7. Why is the porte cochere so large and discuss how it adds to the historic building?
8. Provide information about the staffing services between the assisted living and memory care.

Mr. Kroskin said he will provide a written explanation to these questions. Mr. Steinmetz said he will address the questions in a written format.

Mr. Tedesco is continuing to chair the meeting since Dr. Friedlander is having technical issues with his phone.

Ms. Raiselis asked if this facility ranges from independent living to assisted living to memory care. Mr. Steinmetz said it is only assisted Living and memory care.

Ms. Raiselis asked Counsel Zalantis how they can look at both projects together as a land use issue. She said these 2 projects (Artis and Sunrise) have impacts together and she would like to discuss it further. Dr. Friedlander said he supports what Ms. Raiselis is saying but it is a little bit bigger and should include Hitachi, or the building across the street on Route 119, both of which could propose a similar use. Ms. Raiselis feels that the Board should consider both projects since they are presently before the Board, not necessarily to curtail one or change things, but to help them enhance the projects, since they are both similar uses.

Counsel Zalantis said this is something we have to look at through the context of the proposed zoning because the Board would want to consider all the potential sites; she welcomed Mr. Steinmetz to respond.

Mr. Steinmetz says that the SEQRA process requires that they take a cumulative analysis. Since this applicant was filed after the Artis project, they have to layer their impacts on top of theirs so, for example, from the traffic standpoint, they would have to layer their traffic on top of that, and their engineers will analyze the pond issue. They have heard the sidewalk issue during the Artis presentation and are happy to address that at future meetings. They will analyze the sites in conjunction with one another.

Ms. Raiselis would like to see a plan that has both sites on it so they can see what they are looking at. Mr. Steinmetz said if you direct Artis to do that, it is fine. These two businesses have coexisted before and will do so in Tarrytown as well.

Dr. Friedlander asked the height of the building. Andy English said the height of the building is 3.5 feet taller than the Goebel Building. Philip Kroskin added that their goal was to build a building behind it and make sure the Goebel building remain prominent.

Dr. Friedlander asked about storage. Mr. Kroskin said storage is managed within the building for both teams and residents.

Mr. Tedesco asked if anyone in the public would like to speak.

Heather Haggerty, who lives on Kaldenberg Place, asked if there are any LEED ratings and if any changes have been made to the design of the rooms due to COVID to provide private rooms. She feels smaller units with privacy would be something to look into.

Andy Coehlo said with regard to LEED rating, they use energy star and have lots of other sustainable efforts that will be considered in the design. It is their goal to mitigate environmental impacts as much as possible. With regard to COVID, the units are broken down into neighborhoods and smaller groups of people live in smaller areas. There is a lot of amenity space; 50% of the footprint of the area is common area, the other 50% are the residential suites. There is ample room for the residents to enjoy activities and gather in small group settings. Most of the suites are private so there are no shared bedrooms or bathrooms. This plan has been very advantageous for them across the 300 communities that they operate.

Mr. Steinmetz will come back with stats on COVID, which they have been very successful with, and they will share the data with the Board.

Dennis Noskin, owner of 100 White Plains Road, has had his architectural firm there for 10 years and loves the business climate up and down White Plains Road. He would like to note that this proposed development and the Artis Development represent a significant change in overall context of the street. It will be assisted living row and not have the business feeling. He would have been hesitant about buying property given the character change. The addition is pretty big for the overall site. They need a FAR or maximum coverage. His property has a huge large berm with vegetation and maybe they could hide some of their building with a large berm. The off-street parking shows 54 spaces and he feels that they will overflow the site and they will park on other properties. There is no

parking ratio for what they will fit in. He is impressed with the presentation. He would like the Board to look at the overall size and appearance and the landscape and how it affects White Plains Road and all of the neighbors.

Leslie Snyder, partner with the law firm of Snyder & Snyder, located at 94 White Plains Road, diagonally across from this property. She is pleased that they will retain the stone walls and the beauty of the building. They are concerned about the change of the character with beautiful office buildings with the walls and trees and the landscaping. Procedurally, it was for a zone change. She asked that they are kept informed because it really should be looked at as a global unit since it could have ramifications and change the character of the area. She looks forward to seeing the parking, visibility, and landscape plan to see that it is done in a tasteful manner and she would ask that the Board invite all the corporate community to sort of participate so they can ensure that White Plains Road continues to be a beautiful amenity to Tarrytown.

Mr. Steinmetz said he is happy to hear these comments. He assured Ms. Snyder and Mr. Noskin that they will respond to their questions and look forward to working with them. They are proud of the building and look forward to contributing to the block.

Mr. Tedesco moved, to continue the public hearing, seconded by Ms. Raiselis.

Mr. Tedesco asked for a roll call vote.

Dr. Friedlander: Yes

Ms. Raiselis: Yes

Mr. Tedesco: Yes

All in favor. Motion carried. 3-0

Mr. Birgy left the meeting.

Mr. Galvin noted that in the rear, the existing building detracted from the historic portion of the building, but the square footage of 74,000 s.f. is existing, so it is not a net increase. He just wanted to make that comment for the record.

PRELIMINARY PRESENTATION

39-51 North Broadway Associates

39-51 North Broadway

Referral by Board of Trustees for review and recommendation of a Zoning Petition to allow for the development of a mixed-use project in the RR zone and for site plan approval for 80 residential units with retail and off-street parking pending adoption of the zoning by the Board of Trustees.

Rick O'Rourke, Attorney with the law firm of Keane & Beane PC, appeared on behalf of applicant, with her partner Jennifer Gray. John Sullivan and Carl Ackerman, of Sullivan Architecture, are also present along with Mr. Ed Coco, the applicant. They are not here for site plan approval now. This a referral from the Board of Trustees for review and recommendation regarding a zoning petition to permit 80 housing units and 8,700 s. f. of retail on North Broadway. This is their second attempt at a zoning petition to permit a mix of housing and retail. This time they are not proposing a parking structure and the number

of units is reduced. They listened last time and are mindful of the mandates from the comprehensive plan that seeks to enable greater residential densities where they can be supported by off-street parking that can add to the critical density of customers who can access downtown on foot. And, in the restricted retail zone, to support dwelling space above business uses especially along Broadway including pop ups and temporary use of vacant storefronts. With these concepts in mind, they have come up with a proposal that they think is environmentally sustainable and incorporates the elements that they feel will make this a very successful project. He introduced John Sullivan, the project architect, who will do a brief presentation on the project.

Mr. Sullivan thanked the Board for the opportunity and noted that the Board is in receipt of the material he will present. This presentation will be attached as "Exhibit B" of these minutes. He showed the footprint of the 3 lots, just a little over 60,000 s.f. 1.3 acres. Presently, there is a one-story building, or approximately 24,000 s. f. of retail. The CVS is the anchor store with parking in the rear. They are proposing to take the existing building, square it up and reconstruct in its place, so the development is confined to the existing footprint. The parking in the rear will remain. There are 61 spaces on site. There are 2 zones on the site but the building is located in the RR zone. There is no development proposed in the other M-2 zone. He showed the first-floor plan at street level, which proposes 8,700 s.f of retail or commercial space shared with 10 dwelling units (of studios, 1 and 2 bedrooms), along Broadway. He showed the common U-shaped interior courtyard proposed as an amenity space for the residents. This is the only true amenity space, there is no swimming pool, tennis court, or fitness facility for the residents. They have identified a potential retail use of this space as a café. The area in front of the building has a very wide sidewalk. Half of this sidewalk is located on their property but they will be maintaining the existing corridor and streetscape. They are proposing to reduce the width of the drive lane that straddles the property to the north by half and are proposing a one way only drive into the back of the property. A 10 ft wide pedestrian walk will be added to allow access to the public parking in the rear. The area will be more attractive and safer.

The second floor has 19 (studios, 1 and 2 bedrooms) following the courtyard shape. Some units will have nice attractive views across the village to the west and even the Hudson River. The second, third and fourth floors are all set back 5 feet. The fifth floor is stepped back even more by 5 more feet. There are only 13 units on the fifth level.

The roof plan will be as green as they can make it. He is looking into a vegetated roof, since, from an environmental cooling perspective and heat loss, it is a great opportunity with their flat roof. He presented the streetscape Broadway elevation to show the massing and the north elevation to show how the floors will be stepped back and the pedestrian entrance for the residents. The basement will be used for their parking.

They unit plans will be open and will allow for a live work space lifestyle which he has seen in other areas. These units could be occupied by anyone. They are within a walking community and allow people to interface and become part of the community. They think they have created a comfortable scale and look forward to working with the Board to advance the design further.

Rick O'Rourke returned and referenced the comprehensive plan which supports greater density utilizing increased height limitations for dwelling spaces above retail uses, especially along North Broadway. In their proposed zoning amendment, they have included a maximum height of five stories and 60 feet measured from average grade providing a second story step back of at least five feet along Broadway. So, it is no coincidence that what they are proposing is what the comp plan has encouraged. They have made changes from their prior plan. There is no parking structure nor is this proposal as dense as the previous. They feel that they have addressed the prior Board's comments and have come up with a project that reflects today's market with the opportunity to revitalize North Broadway. They have addressed the density issue and felt that this proposal is compatible with the comp plan. They know that this is the initial presentation and there is a road ahead. They are before this Board for a review and recommendation to the Board of Trustees. They welcome this Board's input and hope they like the design.

Ed Coco, the applicant, is excited about opportunity to develop the property. His family has owned the property for a while and he looks forward to working with the Board.

Dr. Friedlander asked how many parking spaces are in the building. Mr. Sullivan said they have 62 spaces on one level at grade. There are 61 existing spaces in the rear of the property; 19 of these spaces will be reserved for residents. Mr. Coco added that there is a total of 123 total spaces.

Dr. Friedlander asked about the retail. Mr. Coco said there is 8,700 s.f. of retail. They have not decided on the retail yet. The retail is not the focus, it is more about the apartments, but the corner location could be a café. Dr. Friedlander said it would be nice to keep retail in the front. He noted that the gym is close by. Dr. Friedlander just does not want to destroy the continuity of retail on Broadway. Mr. Coco agreed.

Mr. Tedesco asked if any Board Members have any questions.

Ms. Raiselis commented that the applicant has begun a process that listens to the comp plan and she appreciates that they have paid attention to the street façade, the stepping back, and the activity on the street. She wished they would eliminate the road for vehicular traffic, but the one way proposed is a great improvement. The applicant has used what exists and the change in grade to their advantage. It is a really good beginning and she appreciates that the comp plan was addressed in their design.

Mr. O'Rourke said this application only includes the Coco property. They do not control the entire roadway which is why the road cannot be eliminated. Ms. Raiselis said that exiting out onto Broadway is less safe than entering, so it is still a better situation. She likes the idea of the pedestrian access to the rear lot which they will talk about at another time.

Mr. Ringel advised that someone has a question in the public. Mr. Tedesco advised that there will be no comments from the public at the preliminary presentation this evening. Public comment will be heard at the public hearing.

Mr. Tedesco moved, seconded by Ms. Raiselis, to declare this proposed action an unlisted action and the intent of the Board to act as Lead Agency with proper notification of intent circulated by staff to all involved and interested agencies, including the Westchester County Planning Department under General Municipal Law.

Mr. Tedesco asked for a roll call vote on this matter:

Ms. Raiselis: Yes
Dr. Friedlander: Yes
Mr. Tedesco: Yes
Motion approved: 3-0

Mr. Tedesco moved, seconded by Ms. Raiselis, that an initial escrow for this application be set at \$20,000.00, to be replenished as necessary.

Mr. Tedesco asked for a roll call vote on this matter:

Ms. Raiselis: Yes
Dr. Friedlander: Yes
Mr. Tedesco: Yes
Motion approved: 3-0

Mr. Tedesco moved, seconded by Ms. Raiselis, to set a public hearing at the August meeting.

Mr. Tedesco asked for a roll call vote on this matter:

Ms. Raiselis: Yes
Dr. Friedlander: Yes
Mr. Tedesco: Yes
Motion approved: 3-0

Mr. O'Rourke thanked the Board for their attention during the late hour. Mr. Tedesco said if we can do something desirable on North Broadway in line with the comp plan, then it is a good way to end the evening. He thanked the applicant for their presentation.

ADJOURNMENT

Ms. Raiselis moved, seconded by Dr. Friedlander, to adjourn the meeting at 10:45 p.m. All in favor. Motion carried: 3-0

Liz Meszaros- Secretary

EXHIBIT A
HEBREW CONGREGATION OF N. TARRYTOWN AND TARRYTOWN
A/K/A/ TEMPLE BETH ABRAHAM
NEGATIVE DECLARATION

Project : Temple Beth Abraham Addition

Date : July 20, 2020

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Description of the Action

The proposed action is a proposed renovation of the existing two-story temple building and construction of a new two-story addition with a building footprint of approximately 2,575 square feet and a gross floor area of approximately 4,895 square feet and other related site improvements. The proposed action will require ZBA variances with respect to the Zoning Code's landscaped planting island requirements, impervious coverage requirements and an interpretation and/or variance from the parking requirements.

GML Review - Westchester County Planning made several recommendations regarding: pedestrian connectivity, stormwater management and bicycle parking for congregants and employees. Applicant addressed these comments by implementing new concrete sidewalks throughout the site to improve onsite pedestrian circulation. New sidewalk is proposed along the east side of the reconstructed driveway with marked crosswalks through the active parking lot to allow safe access between the lower level and upper level as well as along the eastern side of the building. The width of the eastern/entrance driveway has been reduced to provide easier pedestrian crossing. The driveway access and parking lot layout will be further reviewed and refined during the site plan review process, including consideration of reducing impervious surface as appropriate. The western/exist driveway plans also now include a stop sign and stop limit line to regulate vehicles leaving the property. Applicant has provided a SWPPP detailing subsurface stormwater quality and retention infrastructure to ensure water quality treatment, runoff reduction and attenuation of peak runoff rates. The landscaped front yard will include an upstream structure that will pretreat runoff by capturing trash and debris. This upstream structure will help safeguard the long-term effectiveness of the proposed stormwater infrastructure. Additionally, a Stormwater Management and Inspection Agreement will be executed and filed with Westchester County Clerk's Office as a condition of Planning Board approval. Applicant has also provided bicycle racks to be located outside the proposed lower level entrance.

Mitigation Measures

Lighting - The Applicant has indicated that they have addressed the neighbors' concerns about "light hotspots". This is being mitigated by the addition and alterations to the building with the removal of the security lighting on the south side of the building and residential lantern lighting at the entrance. Applicant has provided a lighting distribution analysis noting that there is no measurable lighting crossing the property line on Leroy Avenue or along the other property lines. Applicant's Narrative addressing the Project's Lighting design emphasizes dark sky complaint lighting fixtures and 3000k color temperature lamps instead of the 4200k initially proposed.

Fencing - The original proposed chain-link gate at the east end of the north service drive and fencing along the eastern property line has been eliminated. The Applicant has subsequently proposed a smaller security fence and gate limiting access to the northern portion of the building. The proposed security gate and fence will be set back approximately 70' from Grove Street. A limited amount of fencing will extend south and west to screen the existing dumpsters and service area. The proposed gate and fencing was moved further west so as to not interfere with trash collection operations. The Village Engineer has confirmed that the proposed dumpster location will be moved farther away from the 161 Grove Street property, which is adjacent to the Temple.

(See attached for continuation of Long Form Environmental Assessment Part 3)

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
West Co. Planning GML Letter, 3/10/20; SHPO Review, 4/13/20; Consulting Planner Memos, 4/28/20 & 6/18/20; Levin/Brown Response to County,
5/7/20; Levin/Brown Updated Narrative- Lighting/Landscape Screening, 5/11/20; ZBA Memo, 6/10/20; Tarrytown Police Dept. Security Assessment, 3/17;
Levin/Brown Parking Narrative, 3/24/20; Levin/Brown Project Update, 6/10/20, Trash Removal, 6/13/20 & Update on SEQRA Issues, 7/15/20.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Tarrytown Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Temple Beth Abraham Addition - Site Plan

Name of Lead Agency: Village of Tarrytown Planning Board

Name of Responsible Officer in Lead Agency: Ronald Tedesco

Title of Responsible Officer: Acting Chairman

Signature of Responsible Officer in Lead Agency:

Date: 7/27/20

Signature of Preparer (if different from Responsible Officer) Robert Galvin, AICP Consulting Village Planner

Date: 6/14/20

For Further Information:

Contact Person: Elizabeth Meszaros, Secretary to the Planning Board

Address: One Depot Plaza, Tarrytown, NY 10591

Telephone Number: (914) 631- 1487

E-mail: lmesaros@tarrytownny.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**Long Form Environmental Assessment
Part 3 – Continued**

Temple Beth Abraham Addition – Site Plan

Sanitation/Trash Removal - Applicant has provided a Narrative related to trash removal at the Temple property. The Applicant has reviewed the trash collection schedule with the Village's DPW and confirmed that the Temple is on the same pick up schedule as the residences on Grove Street with the one current exception of a trash pickup on Thursday (which is also the same day the Organics are picked up from the residences). Yard waste is picked up on Thursdays, but the Temple is not permitted to put out yard waste because it is a commercial property. The Village Engineer has received a confirmation of the Temple Trash Schedule in an email (6/26/20) from the Superintendent of DPW. The Superintendent of DPW is proposing to eliminate Thursday collection of garbage at the Temple. The Temple does not generate any additional trash collection trips down Grove Street than would regularly occur for the residents and, in fact, does not receive a second weekly trash collection. The Village has also confirmed that the dumpsters are located on the Temple's property.

Suggestions from neighbors on Grove Street were made to relocate the dumpsters from the upper level down to the top of the parking lot area. It was determined that the trash dumpster location needs to remain at the upper level service area due to its proximity to the Temple's kitchen. A relocation was deemed to be impractical since it would require taking all the trash and kitchen garbage through the building, down a flight of stairs and through the new Lobby and then to the back of the lower parking lot. The Superintendent of DPW prefers the current location as compared to relocating the access from Leroy Avenue where the travel distance on private property is significantly increased. The vehicular and pedestrian gate has been moved approximately two thirds to the west with a limited amount of fencing extending south and west to screen the existing dumpster location and service area from Grove Street. Additionally, an enclosure will be installed around the dumpster area.

Parking Utilization - The original plan called for a reduction of parking spaces from 59 to 53. The current proposed plan restored the six spaces including two spaces designated for staff use and other improvements to the north delivery\service entrance which is accessed from Grove Street. The net change in parking spaces including the proposed elimination of one landscaped island on existing paving is a net 0 change to the number of parking spaces. As requested by the Village Engineer, applicant has provided a clear delineation of the proposed uses of the addition and alterations illustrating a net addition of only 1,008 sf of meeting space.

Applicant's parking consultant has also provided a comprehensive parking requirement chart identifying the parking requirements in accordance with the Village of Tarrytown Off-Street Parking and Loading Requirements in Section 305-63. The chart identifies the parking requirements when the building is being used for worship, which is its primary function and provided another column noting when the building is used for religious school\daycare which is the other notable significant use of the property. Applicant has also previously provided parking counts of the weekday utilization of the property for several weeks prior to the Covid-19 shut down.

It appears that the primary focus of comments from the Zoning Board of Appeals related to the parking capacity at high-volume times, such as the high holidays and religious and social events. In response to these comments as well as public comment, the Temple has contacted the Transfiguration Church regarding a reciprocal arrangement for shared parking during the need for overflow parking. They have also reached out to the Medical Arts Building management to see if there are times that their parking lot may also be used for overflow

parking. The Temple has been in contact with the Tarrytown School District regarding the use of the Washington Irving Middle School for overflow congregant parking. The Temple received approval from the School District on July 9th and is working with the Temple to get access to the District's Facilities Usage System for the Temple's identified dates. Finally, the Temple is developing written protocols and contractual documents that address the prohibition of caterers and contractors' outside staff employees from parking on Grove Street for Social Events.

Pedestrian Access - In order to discourage parking on Grove Street as well as minimizing additional pedestrians crossing through the parking lot and highlighting security and safety issues, the Applicant is removing the existing "informal path" that runs north-south from the service drive to the parking lot. The title report on this paper street was completed and submitted to the Village Attorney. She confirmed that the results conclude there are no public rights in that area.

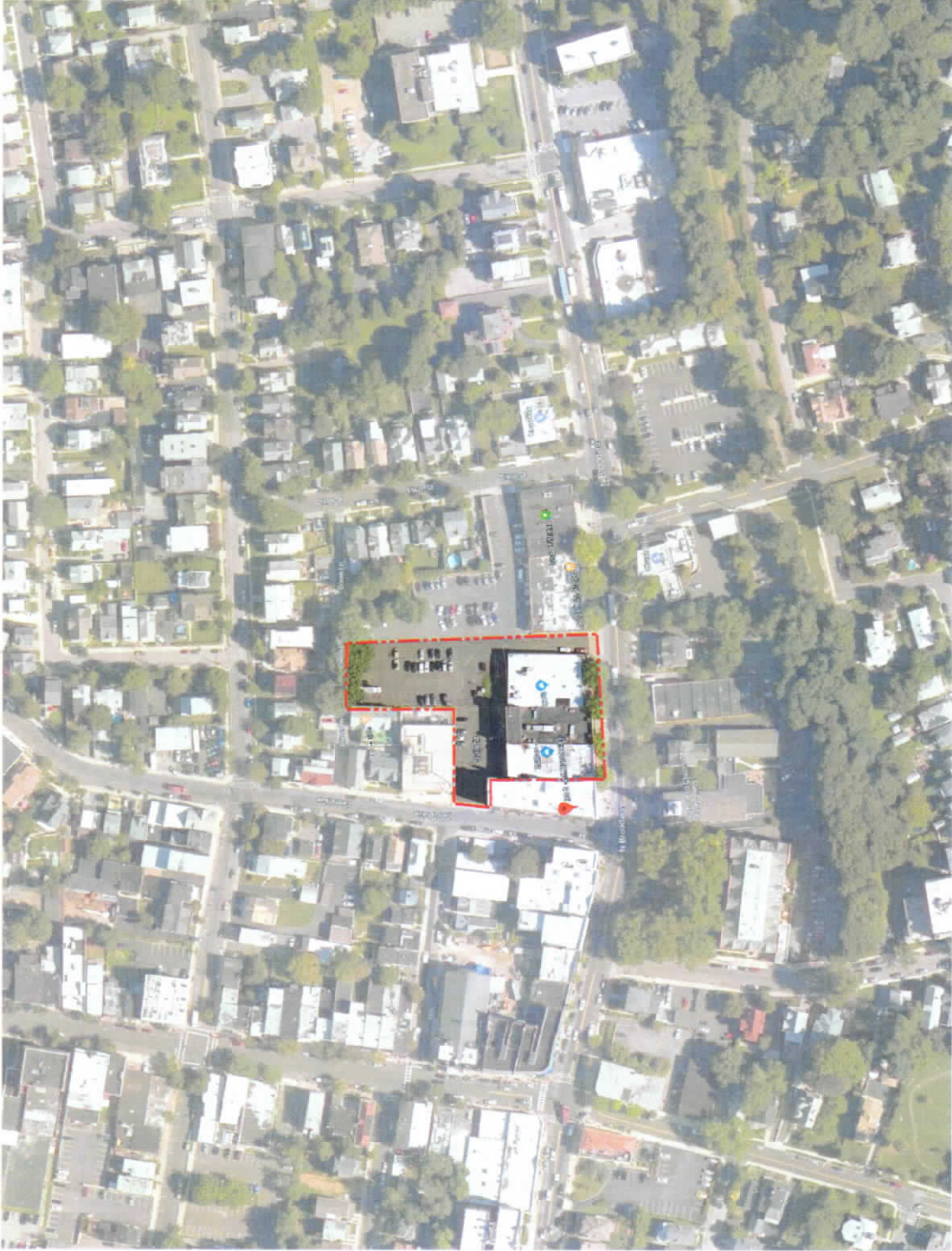
The ZBA in their comments to the Planning Board stated that in light of the fact that the Temple will be removing public access to the path on the Property, adequate pedestrian access should be ensured to and around the Property. In response to this comment, the Temple indicates that they are not proposing any changes to the existing "informal path" on the eastern end of the property which connects Grove Street to Loh Avenue. This is in line with the comment by the ZBA that ensures that adequate pedestrian access around the property is being maintained by the current informal path at the eastern end of the property connecting Grove Street with Loh Avenue. The Planning Board has encouraged the Temple to enhance this informal path with directional signage.

Landscaping - Applicant has added three additional evergreens (7'-8' High) west of the egress drive to increase the natural buffer between the building and Leroy Ave. In response to public comment regarding the existence of dead trees and poor maintenance of the wooded areas along Grove Street and Leroy Avenue, the Planning Board required that a notation be added to the Landscape Plan requiring that the wooded areas along Leroy Ave and Grove St indicate *"Selective removal of existing underbrush and remove all fallen branches and dead trees"*. These notes have been added to the landscape plans. The Planning Board will also require that prior to the issuance of a building permit, the noted cleanup be completed to the satisfaction of the Building Inspector/Village Engineer.

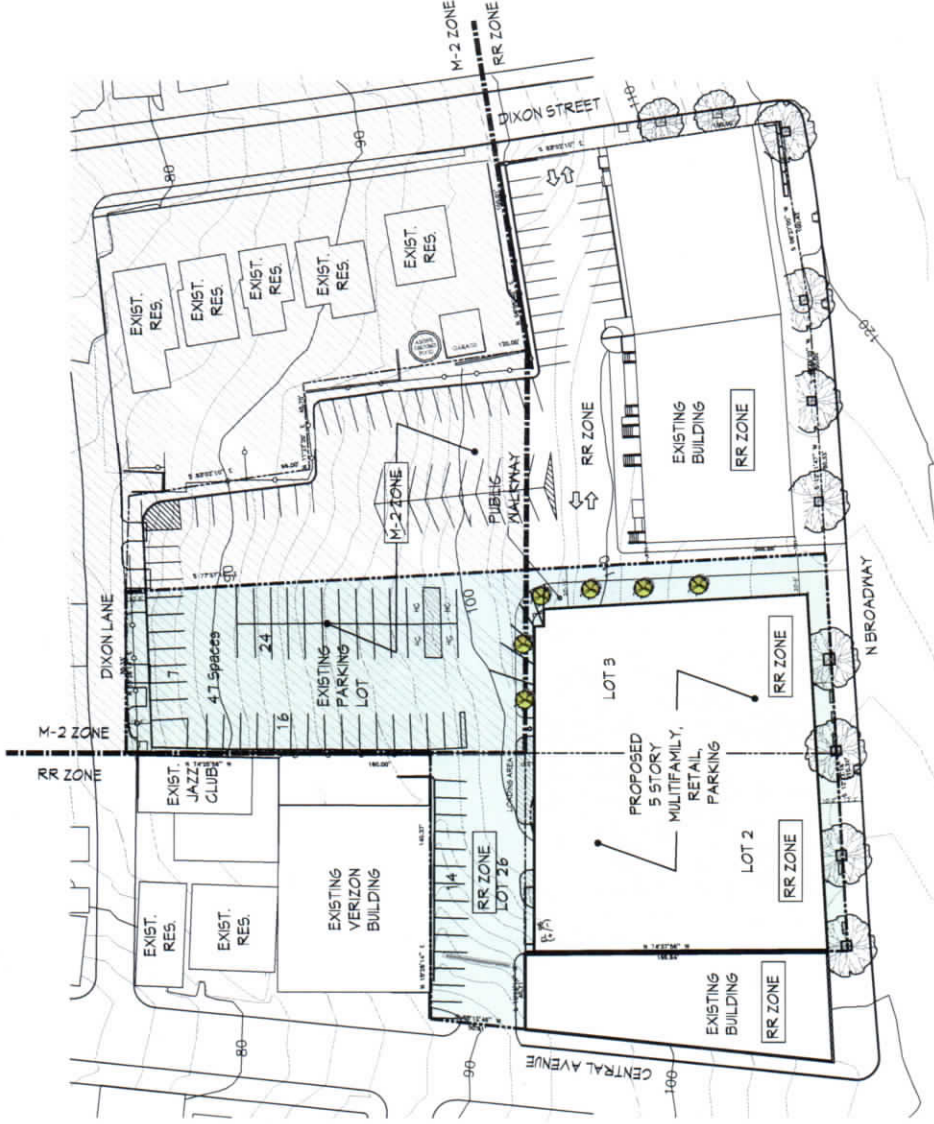
Environmental Constraints - The subject property is not located within a flood plain. The site does not contain any wetlands or critical environmental areas. The Project is a small addition to an existing house of worship. Applicant's Engineering consultant has provided an evaluation of the steep slope disturbance for the project and the justification for the steep slope waiver. The total area of steep slopes for the 3.34-acre property is 30,413 sf or 0.698 acres. The primary area of steep slope disturbance is due to construction of the new building addition. The disturbance to the steep slopes in this area would be a total of 1,447 sf. or 4.7 percent of the total steep slope area. The proposed location of the addition will provide the greatest improvements in operational functionality for the new building.

SEQRA Determination of Significance - Based on the Planning Board's review of the LEAF, an analysis of Part 2 and a review of comments by the ZBA, Westchester County Planning, public comments and staff reviews, the Planning Board has determined that the proposed action for the proposed 4,895 sf addition to the Temple Beth Abraham building is not expected to result in any significant adverse environmental impacts that would rise to the level of significance required for a Positive Declaration.

EXHIBIT B
39-51 NORTH BROADWAY MIXED-USE
CONCEPTUAL PLAN



Site / Zoning Plan

[illegible]

Only improved performance-related outcome measures are presented here (Table 1). All data are from 2005 to 2006.

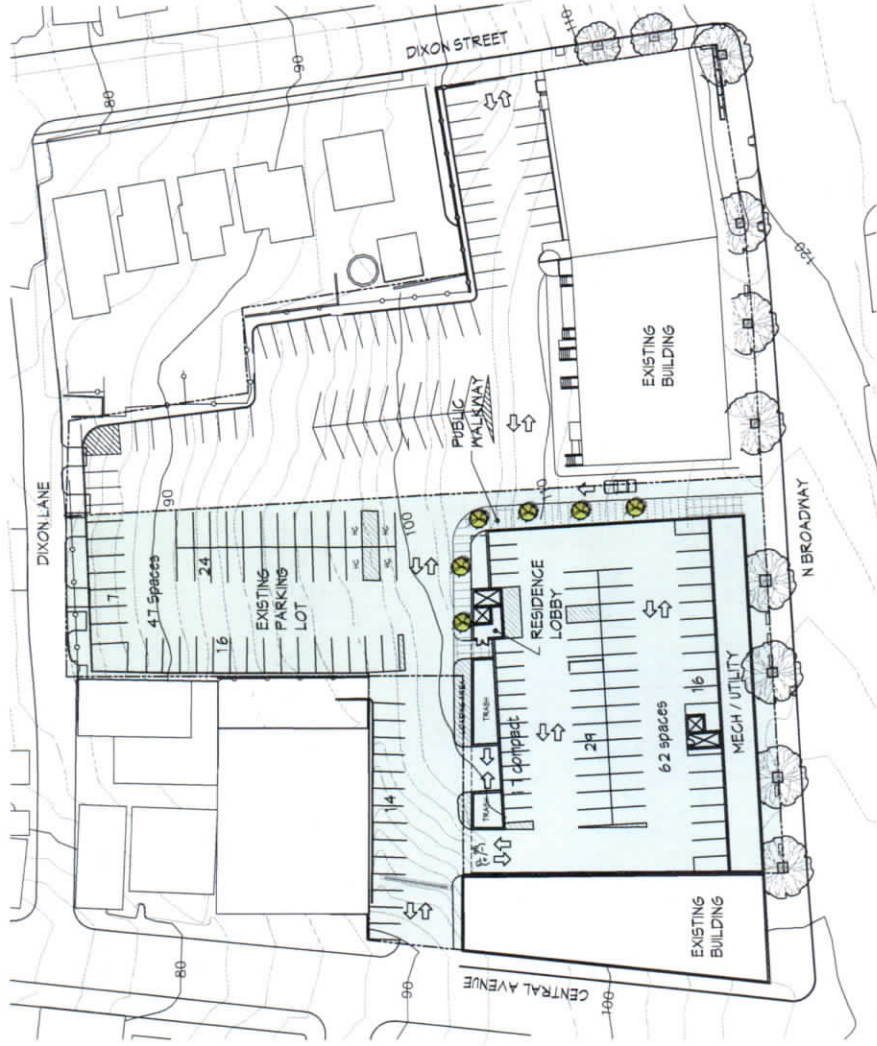
³ During our data review, the approval authorities were unable to document improvements for business structures and building space across different sectors in the RE Zone and early in the Zoning Schedule of the approved urban development, such modification will facilitate the redevelopment of properties (including residential) and support a third mortgage arrangement with the Village Credit Union in the future.

⁴ Maximum height of 5 m is 16 feet and for fast-track cases is permitted provided a second story approach of at least 7 feet is provided along the boulevard.

⁵ Modifications of structures (floor area) were not requested for similar applications to facilitate the redevelopment of subject property. Housing Boulevard and support a third mortgage arrangement with the Village Credit Union in the future. The subject lot values exceed minimum values.

<u>Proposed Building Area Summary</u>	
Garage Gross	27,600 s.f.
Residential Gross	93,100 s.f.
Retail Gross	8,700 s.f.
<u>Residential Unit Summary</u>	
(18) Studio -	500 s.f. Min.
(40) 1 Br -	700 s.f. Min.
(19) 2 Br -	900 s.f. Min.
(3) 2 Br w/ Den -	1,300 s.f.
80 Units Total	
<u>Parking Summary - Project Site</u>	
62 Garage Spaces	
61 On Grade Spaces	
Total Parking Spaces	123





lower Level

Garage Gross 27,600 s.f.

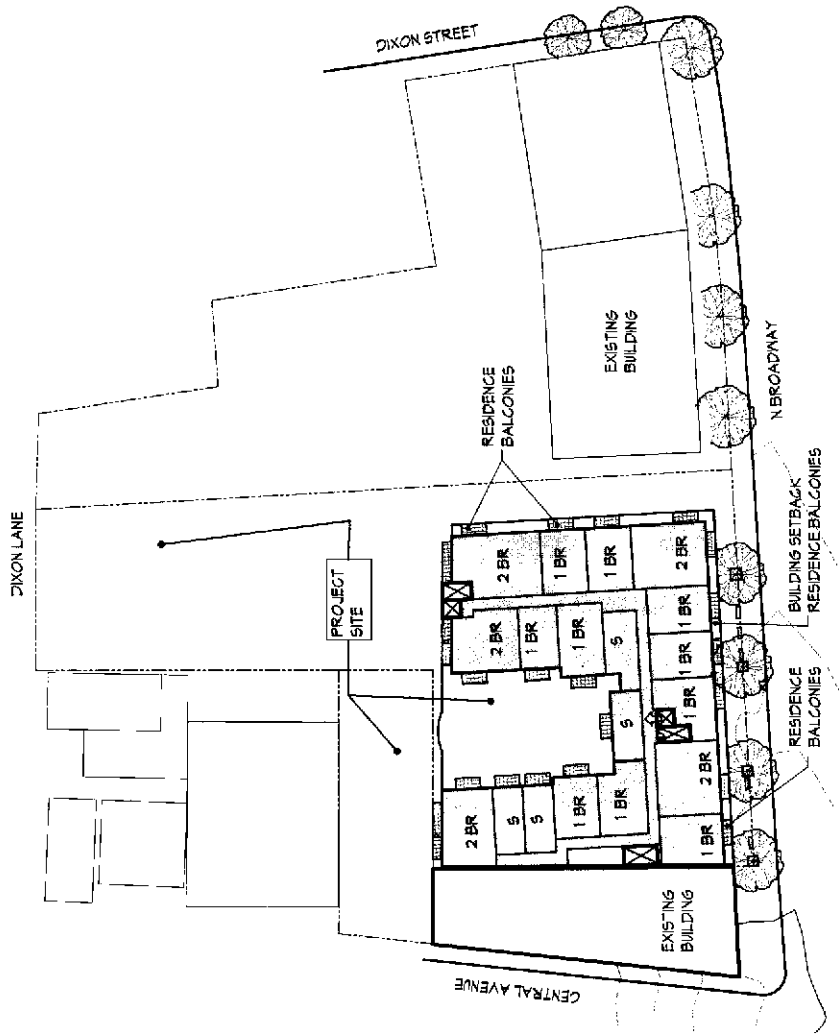




First / Street Level

Residential s.f. 12,500 S.F. - 10 Units
Retail s.f. 8,700 s.f.





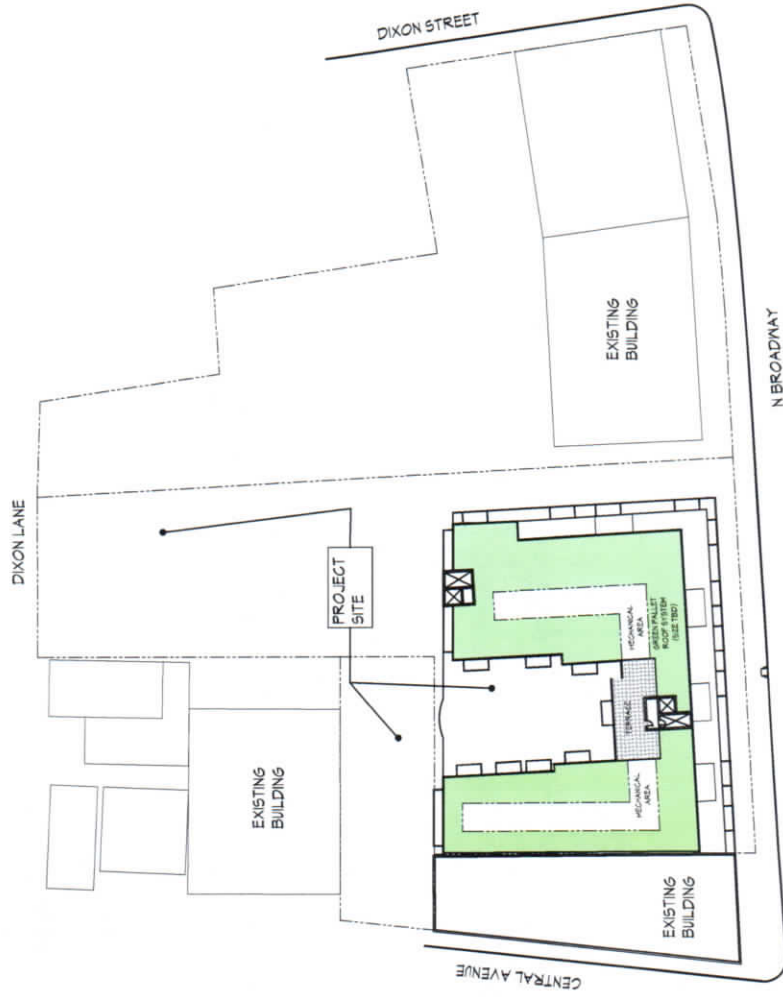
Second / Third / Fourth Floor

Gross s.f. 20,300 Per Floor x 3 = 60,900 s.f.
Total Units - 19 Units Per Floor x 3 = 57 Units





Gross s.f.	17,000
Total Units - 13 Units	



Roof Plan





Schematic Broadway Elevation



Schematic North Side Elevation



Schematic Rear Elevation



Schematic Site Cross Section