

Board of Trustees
Village of Tarrytown
Work Session – Action Items
Village Hall, 1 Depot Plaza, Tarrytown
Wednesday, January 25, 2023 6:00 pm

PRESENT: Mayor Brown, Trustees Hoyt, Kim, McGovern, Mitchell, Rinaldi and Phillips-Staley. Staff present included Village Administrator Slingerland, Village Attorney Zalantis, Treasurer Morales and Deputy Village Clerk/Assistant Administrator Fasman.

These minutes capture the portions of the meeting when action items were addressed, with the first at the beginning of the meeting, which started at approximately 6:05 p.m.

First Action Item – Resolution for submission of a letter regarding the Fireboat McKean

On the motion of Mayor Brown, seconded by Trustee Rinaldi, the following resolution was adopted by vote of seven in favor, none opposed.

WHEREAS on November 7, 2022, the Village received a letter of notification from the State Historic Preservation Office indicating that the Fireboat McKean had applied for historic preservation status with a home port listed at the Tarrytown Marina; and

WHEREAS the State Historic Preservation Review Board was scheduled to approve or deny the application on December 8, 2022, and the Village was presented with the opportunity of commenting on the application; and

WHEREAS the Board of Trustees adopted a resolution on December 5, 2022 authorizing the Village Administrator to submit a letter requesting that review of the application be postponed to give the Village time to consider and submit comment on the matter; and

WHEREAS on December 8th, the State Historic Review Board Review voted to grant historic preservation status to the McKean Fireboat without receiving comment from the Village of Tarrytown, but agreed to reserve the submission of the application to the National Historic Preservation Review Board for 60 days to allow the Village additional time to review the matter and submit comment; and

WHEREAS, the Board of Trustees requested that the McKean Fireboat Preservation Project demonstrate public support for the boat's presence on the Tarrytown waterfront and two community meetings were held at the Senior Center on January 10th at 2pm and 7pm, and information was published in the Village newsletter and on the Village website; and

WHEREAS after receiving many comments from residents both for and against having the boat docked on the Tarrytown waterfront, and after investigating many of the questions that remain regarding the future plans for the Fireboat McKean;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize the Village Administrator to submit a letter expressing objection to the Fireboat McKean Preservation Project's application for historic preservation status with Tarrytown Marina listed as its home port.

Second Action Item – Adopting an amended resolution for the Eastview Pump Station Grant application.

Post-Public Hearing - Grant application to the New York State Empire State Development Restore NY Round 7 for funding the Village of Tarrytown's Adaptive Reuse of Eastview Pump Station Rehabilitation project.

WHEREAS the Village of Tarrytown is eligible for grant funding under Round 7 of the Restore NY Communities Initiative Municipal Grant Program, and

WHEREAS the Board of Trustees has considered proposals that qualify for funding under the program and selected one project to be included in an application that will be submitted to Empire State Development Corporation (ESDC) as follows:

Rehabilitation of Eastview Pump Station, located adjacent to the Tarrytown Lakes along Neperan Rd Tax Map Id 1.61-28-1.SP. The project will restore the untended 15,000 square foot building and convert it for commercial use in partnership with Duncan's Abbey.

WHEREAS this project was included in the Implementation Action chapter (p.120) of the Comprehensive Plan (2018) to help achieve the goal "to preserve and enhance historical resources and institutions"; and

WHEREAS over the past ten years several major steps have been taken by the Village toward the restoration of the building including a Phase I Environmental Site Assessment, the partial removal of hazardous materials and asbestos, and the issuance of an Economic Development Request for Proposals (RFP) to identify a private partner willing to work with the Village on the building's revitalization; and

WHEREAS as the result of the RFP, the chosen respondent to the request for proposals, Duncan's Abbey, a private developer/craft beer manufacturer based in Tarrytown and led by Justin DiNino, a civil engineer by training, remains committed to the transformation of the historic structure into a lakefront brewery and destination featuring New York-sourced and crafted beer, while also providing important amenities including public restrooms for visitors to the Empire State and North County trailways; and

WHEREAS the restoration of the historic structure requires additional removal of hazardous materials and asbestos, as well as a replacement of the roof and structural stabilization; and

WHEREAS the Village seeks grant funds from the Restore NY program in the amount of \$2,000,000 to fund the proposed \$2,450,000 restoration projects including

roof replacement, stabilization, and the removal of hazardous materials from the Eastview Pump Station; and

WHEREAS the Village is committed to supplying the 10% match of \$200,000 in accordance with program guidelines through cash or in-kind contributions, and additionally, will provide the \$250,000 needed to complete the defined scope of work, bringing the Village's total commitments to \$450,000 of cash and in kind contributions; and

WHEREAS, a notice of public hearing was published in the Journal News on January 8th 2023, January 9th, 2023 and January 10th, 2023, and a public hearing was held on January 17th, 2023; and

WHEREAS this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities in the Village of Tarrytown.

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby supports and will sponsor an application for Restore NY funding for the Eastview Pump Station, Tax Map Id 1.61-28-1.SP for the amount of \$2,000,000 in grant funds toward a total project cost of \$2,450,000 for the roof restoration, structural stabilization and the removal of hazardous materials, and will administer the grant in accordance with all applicable rules and regulations established by the ESDC; and

BE IT FURTHER RESOLVED that the Village Administrator is authorized to sign the applications and any agreements required by ESDC for grant funding that results from the application.

Third Action Item – Resolution authorizing an extension of the Washington Irving Boat Club (WIBC) License.

The Village Administrator and Attorney explained that the previous monthly payment was \$2,500, and the new monthly payment will be \$4,000 per month, and the extension agreement includes a commitment by the WIBC to pay the property taxes incurred during the term of the license.

On the motion of Trustee Phillips Staley, seconded by Mayor Brown, the following resolution was adopted by vote of seven in favor, none opposed.

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize and direct the Village Administrator to execute an extension license

agreement between the Village of Tarrytown and the Washington Irving Boat Club for twelve (12) months, at a rate of four thousand dollars (\$4,000) per month for a term running from January 1, 2023, expiring on December 31, 2023, in a form acceptable to the Village Administrator and the Village Attorney.

Upon completion of the Action Items the Meeting continued on with remaining Work Session items and business.

Respectfully submitted,

Richard Slingerland, Village Administrator and Kristine Gilligan, Village Clerk