

Board of Trustees
Village of Tarrytown
Regular Meeting No. 3
One Depot Plaza
Tarrytown NY 10591
January 3rd, 2023
7:00 p.m.

PRESENT in person: Mayor Brown presiding; Trustees: Hoyt; Kim: McGovern; Mitchell; Rinaldi and Phillips-Staley; Village Administrator Slingerland; Village Attorney Zalantis; Village Treasurer Morales; Village Clerk Gilligan and Deputy Clerk Fasman

REGULAR MEETING: 7:00 P.M.

The meeting began with the Pledge to the Flag.

BOARD MISCELLANEOUS AND LIAISON REPORTS

Deputy Mayor McGovern wished to remind everyone that memberships are available at the gym.

CHANGES AND/OR ADDITIONS TO THE AGENDA

There were no changes or additions to the agenda

ADMINISTRATOR'S REPORT

Administrator Slingerland reported that Con Edison work has resumed along Main Street, and it is expected to last until April. Treasurer Morales reminded everyone that today was the last day to pay your Village taxes without incurring any penalty.

PUBLIC HEARING – LOCAL LAW #1-2023 TO AMEND THE VILLAGE CODE CHAPTER 305 – ZONING TO ENACT NEW PROVISIONS TO REGULATE CANNABIS RETAIL DISPENSARIES IN THE VILLAGE OF TARRYTOWN.

Deputy Mayor McGovern moved to open the public hearing which was seconded by Trustee Rinaldi.

Mayor Brown noted that the Board of Trustees opted in on cannabis dispensaries last year and this public hearing addresses the zoning on where dispensaries can be located. If someone wishes to open a dispensary on Main Street, Planning Board approval will be required.

Peter Bartolacci from Miller Ave. wished to reiterate that he is strongly opposed to having dispensaries in the downtown area and on Main Street. There are more than enough places around the Village other than Main Street or Broadway where dispensaries can be located. In addition, the tax revenue will not be there. The amount of cannabis that needs to be sold in order to receive any significant tax revenue would be too great of an amount.

Rony Katzlowski noted that NYS does not allow smoking outside in public parks or other outdoor spaces. Tarrytown should consider enforcing no smoking in public spaces as marijuana is not benign and can have serious impacts especially in young minds. In addition, anyone who sells marijuana to any minor should face severe consequences, Mayor Brown replied that Scarsdale has banned smoking on public streets, and if this is something the public wants the Board to consider we can discuss it at a future date. Attorney Zalantis noted that the Village of Tarrytown amended the ban smoking and vaping in Village Parks and Parking Lots to included cannabis last year. NYS Law regulates where you can smoke so if a local municipality tries to override that, it may be viewed in violation of state law. It is very new, and we do not know how it's going to play out.

Fatima from 37 Lake Avenue suggested that the Village hold off on making a decision until we see how it works out in other municipalities. The restaurants on Main Street might suffer if people are dining outside and smell pot while trying to eat. Attorney Zalantis advised that NYS will be handing out the cannabis licenses, not Tarrytown. Three zones in Tarrytown

currently allow retail sales, and we are doing here is to try to amend the code to allow retail with additional restrictions for cannabis dispensaries.

John Stiloski asked if this would not be an issue if we had opted out of cannabis dispensaries. Attorney Zalantis confirmed that is correct. If we opted out dispensaries, zoning would not be an issue. Mr. Stiloski replied that we chose to opt in, so we are in it now.

Haydee McCarthy from Kerwin Place asked if we opted in by residents voting or by the Board of Trustees. Mayor Brown confirmed it was by the BOT. Ms. McCarthy asked if we could say no to downtown period. People should have more of a voice in matters such as this. Mayor Brown replied this law puts an extra layer of protection on zoning until it can be discussed again.

Luke from Riverview stated that putting a dispensaries near a strip mall would be a great place. There is nothing we can pass that will prevent people from smoking on Main Street. It is irrelevant whether we have a dispensaries on Main Street or not.

John from 53 Crest asked if there was a map showing where dispensaries can and cannot go. He was informed that a map is posted on the village website and it has also been put in the newsletter. John stated that it would be helpful if residents could understand better where dispensaries can and cannot go.

Josh Kellerman from Wildey Street stated that there were public hearings on this issue and he encourages everyone to stay up to date. The cannabis industry is a unionized industry and the workers are well trained. Cannabis is legal in New York and it should not be treated as a prohibition item, and we just need time to place some regulations around it.

Diane Touhy is opposed to cannabis dispensaries and is disappointed that the Board thought this was a good thing. Don't change our cute, quaint village.

Mayor Brown motioned to close the public hearing which was seconded by Deputy Mayor McGovern.

Mayor Brown stated that the conversation can continue if that what the people want. Deputy Mayor McGovern stated that we are going to look into how we can better communicate things that happening within the village moving forward. Trustee Phillips-Staley agreed with Deputy Mayor McGovern in regards to providing better communication. Deputy Clerk Fasman noted that communications go out via the Village Newsletter and will link to information on the website. Trustee Rinaldi noted that the data regarding cannabis use shows that the median age in people partaking in marijuana use is skewed towards people in their 40's and 50's. He understands people's concerns as a parent, but the data does not support increased usage just because there is a dispensary in a particular area.

On a motion made by Trustee Rinaldi, and seconded by Trustee Mitchell the following resolution was unanimously approved. Approved: 7-0

WHEREAS, the State of New York has adopted legislation to legalize the sale and consumption of cannabis; and

WHEREAS, pursuant to the provisions of State Law, the Board of Trustees opted out of allowing on-site consumption of cannabis products in the Village but did not opt-out of allowing retail dispensaries; and

WHEREAS, the Board of Trustees hereby finds it necessary to adopt new provisions in the Zoning Code to regulate certain zoning aspects of such businesses, including zones where they could perform business; and

WHEREAS, a notice of public hearing was published in the Journal News on October 7, 2022, October 27, 2022, November 11, 2022 and December 23, 2022; and

WHEREAS, a public hearing was held on the proposed action on October 17, 2022, November 7, 2022, November 21st 2022 and January 3, 2023; and

WHEREAS, the Board of Trustees of the Village of Tarrytown is the only agency which has approval authority over the Proposed Action, and is therefore the Lead Agency for the Proposed Action.

WHEREAS, the proposed local law has been on the desks of the members of the Board of Trustees for seven days, exclusive of Sunday; and

NOW, THEREFORE BE IT RESOLVED, that the BOT adopts the Full EAF Part 2, a copy of which is attached to the minutes;

BE IT RESOLVED: that in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, including without limitations the criteria set forth in 6 NYCRR Part 617.7(c), the Village Board of Trustees hereby determines that the Proposed Action will not have a significant adverse environmental impact since cannabis retail dispensaries are allowed under State law and this local law will put additional restrictions on the retail dispensaries' potential locations and operations, including that retail dispensaries will be allowed in zones that currently permit retail uses, which is more protective of the environment, and therefore after due deliberation the Board hereby adopts a Negative Declaration for the proposed action as set forth in the Full EAF Part 3, a copy of which is attached to the minutes;

BE IT FURTHER RESOLVED. that the Board of Trustees of the Village of Tarrytown hereby adopts Local Law #1-2023 to amend the Village Code Chapter 305 – Zoning to enact new provisions to regulate cannabis retail dispensaries in the Village of Tarrytown. The full text of Local Law # 1-2023 can be found attached to this agenda and in the minutes of this meeting.

PUBLIC HEARING – LOCAL LAW #2-2023 TO AMEND THE VILLAGE CODE CHAPTER 305 – ZONING TO ENACT NEW PROVISIONS TO ALLOW AND REGULATE ACCESSORY DWELLING UNITS (ADUS) IN THE VILLAGE OF TARRYTOWN

A motion to open the Public Hearing was made by Deputy Mayor McGovern, which was seconded by Trustee Hoyt.

Mayor Brown noted that the Village of Tarrytown's 2018 Comprehensive Plan explicitly states that our housing stock supports a diverse and multi-generational community. To facilitate this, one of the actions is to create alternative and affordable housing types, namely to amend single family zoning to permit accessory dwelling units. The Board of Trustees is trying to follow this roadmap that the people of Tarrytown put together for themselves. Our Affordable Housing Committee has spent over a year examining legislation from across the state and country and have spoken to many municipalities and Westchester County prior to making its recommendations. The Board of Trustees is vested in the high quality of life in Tarrytown, and are only trying to do what we think is best for the Village going forward.

Peter Feroe from the Tarrytown Housing Affordability Task Force then gave a brief presentation about ADU's a copy of which is attached to these minutes.

Mayor Brown asked Deputy Clerk Fasman to read the memo from the Planning Board about its recommendations regarding ADU's, a copy of which is attached to these minutes.

Rory from 30 Heritage Hills Road does feel that existing ADU's meeting all building and fire code compliance, and for they to be legalized. While as an idea ADU's are a viable idea, there are a lot of details such as taxation and legal relationships that need to be clarified before moving forward.

Haydee McCarthy from 31 Kerwin feels that since the amount of ADU's the Board is anticipating is so small, why not look at them on a case by case basis instead of doing a sweeping change of the zoning laws throughout the Village. We have had the opportunity to raise our families in single family homes, and we should be able to give our children the same option. If you are looking to changes things, do it in a way that is not so sweeping and allow the people that were born and raised here to bring up their children the way they were brought up.

John Stiloski asked the Board of Trustees what is the benefit to taxpayers who does not add an ADU to their dwelling. In addition, Mr. Stiloski also asked where we obtained the data on the Environmental Assessment Form. Administrator Slingerland replied that it was put together with the planning consultant and other professional staff in the village. It's a prediction on existing information we have from the county and other communities. Mr. Stiloski noted that both Tarrytown and Irvington Schools would be impacted, and he does not understand what

the benefit is to people who don't have an ADU except for higher taxes and more traffic. In addition, a survey should have been put out to the residents like we did with the police department to get the word out about this.

Elizabeth from Crest Drive would like to know more about the lot sizes and how some might be too small to allow an ADU. This law should not exist, and anyone who wants an ADU especially in a small lot will ruin property values in a neighborhood. There has to be another way instead of enacting this law. She feels we should be scaling back on building in general and leave open spaces as they are.

Janice Becker from Sunnyside Ave. stated that it is extremely disconcerting to hear about the ADUs, and she feels the Board of Trustees has not done their due diligence. No one is doubting your desire to do something positive, but this is not what most people want and it should be reconsidered.

Amelia from 15 North Washington stated that ADUs make it possible for people like herself and others to be able to move back to the community they love. ADUs provided more opportunities for people who want to be here, and who want to see this Village succeed. She takes great pride in being from Tarrytown, because it welcomes all people, and we need to have more affordable options.

Fatima from 37 Lake Ave. has a huge issue with the process of the ADUs. Some of her concerns are parking, garbage and water pressure. What about the impact on the schools, and will our taxes go up? Rental in Tarrytown are quite costly, and college students will not be able to afford them. Please do not vote on this tonight and conduct more studies before making such a big decision for our Village.

Lou Gruber from Riverview stated that taxes are quite high, and they will most likely go higher as time goes by. Since we have limited control over the school and town taxes, we can widen the tax base with ADUs. Communities with a lack of affordable housing experience inflation at a higher rate. He hopes the Board of Trustees passes the legislation, and does much more as well.

Craig Singer from Hudson Harbor and who is also on the Housing Affordability Task Force and he is a proponent of this law. We are not talking about adding more housing, we are talking about utilizing housing assets more efficiently. ADUs are a tool that can be utilized by a small part of the community. ADUs are coming to Tarrytown, the question is who is in control. Our hope is our law will be grandfathered in over the state law, as the state law, we think will have more damage than this law could possibly have.

Dennis Fogherty from 5 Rose Ridge if we implemented this, what would the tax implications be? What about the STAR exemption or parking issues? Why are we doing this in a way that seems to be very quick? We need to figure out a way to get a more wide understanding and it should go to a public referendum.

Maggie Singman from Archer Place stated that many new housing units that have been added here are completely out of people's price ranges, and it's hard to find affordable and desirable units in the village. Adding ADUs is a crucial way to expand availability and affordability of housing in our community without changing its integral character. A mixed income community provides a plethora of benefits, and it should be a priority. She would love to live in an ADU, and asked that people stop focusing on all of the negatives, and be exposed to the positives because there really are a lot.

Dan Hanover read aloud a petition that was circulated amongst residents in the village a copy of which is attached to these minutes. He found that people were unaware of the ADU legislation, and most reactions were that they would like more information and studies done prior to enacting any zoning changes regarding ADUs.

Rose from Bridge Street stated that she is the "poster child" for an ADU. She lives in a two bedroom house and she would love to legally rent out an ADU.

John Callahan from Crest Drive stated that he disagrees that there is a housing crisis in Tarrytown and he feels that the ADU proposal has not been properly presented to the residents. Growing up in Rockland he has seen the devastating effects ADUs can have on a community. Within a couple of decades, poverty rates increased, schools began to fail, and crime increased. The effects will not be seen right away, but in 20 or 30 years. We have always been comfortable

allowing our local leadership do the heavy lifting, for our community to thrive. This trust must remain intact. He then listed a few suggestions on how to better get information out to the residents. Mr. Callahan concluded by stating this was done in a veil of secrecy. Mayor Brown replied that this was untrue as this has been discussed for months and it was all televised. This comes out of the Comprehensive Plan that was conducted in 2018.

Elizabeth Ferris from Broadway wished to express her strong support for ADUs, and her gratitude to the Housing Committee and the Board of Trustees for all of their hard work.

Joe Callahan is not in support of this change. If he built an ADU and then moved but retained ownership of his house, how would the Village enforce the owner occupancy rule? Attorney Zalantis replied that the Village would enforce it like any other zoning ordinance and if a house with an ADU was not owner occupied, you would be in violation of the zoning code.

Tso from Crest Drive noted that the proposal says the ADU can be 50% of the size of the house. There will not be enough room for parking. Please do not legalize ADUs.

Tom Coughlin from Sunnyside Ave. came to two prior meetings and expressed his concern about the potential parking issue that could arise from ADUs. We just don't know how much of an impact ADUs will have on the village. The fairest way to handle this is to put it to a public referendum. We do not want to look back in 30 or 40 years and say that's when things really started to change in Tarrytown.

Joanne Nesco from Crest Drive asked why the Board thinks ADUs will be cheaper rent. Places in town are paying \$3000.00 a month. How will an ADU be any better? She feels that it is a way to make more taxes and it's not going to change anything or make things better.

Mary Drake from Sunhaven Court is not in favor of ADUs. If the maximum square feet is 1000, that could mean 6 people living there, all adults. Parking will be impacted, and additional costs will be incurred such as police, garbage, schools etc. Maybe we should be talking about making taxes more efficient. Ms. Drake is not in support of ADUs.

Scott Croft from Hamilton Place is hearing a lot of fear mongering among the residents and he is troubled by it. This town is not exclusive which is why he chose to live here. What are we afraid of? More college graduates or grandmothers? Taxes have increased and not everyone has a 401k. This is a lifeline for people like him. Do we want to be more inclusive and welcoming? Let's keep our minds open, and look out for our fellow Tarry towners.

Judy from Crest Drive spent 25 years of her professional life working for IFCA, an affordable housing and development agency. The need for affordable housing is omnipresent but she has grave concerns about the proposed rezoning of our single family neighborhoods to multifamily. Narrow streets and parking shortages are just a few of the concerns. She hopes the BOT does more research, and allows this decision to be brought to a referendum.

Gary Bartolacci from Crest Drive is categorically against ADUs. We already have a lot of affordable housing in Tarrytown. Parking will be an issue, and people were not made aware of such a sweeping zoning change. You should have input from the entire village prior to voting as you may find the majority of people are opposed to this.

Brenda Fracaroli from Independence Street is vehemently opposed to ADUs. One of the main reasons she is opposed is because of setbacks and existing buildings that are legally non-conforming. There are already multi-family houses in her neighborhood and surrounding areas, along with a lot of parking congestion. She is seriously concerned about emergency response vehicles getting through the area. This is not good for seniors, and she feels it should be put to a referendum because there are serious issues that have not been discussed.

Elizabeth from Riverview Ave is in strong support of the ADU law as a way to address the housing affordability crisis in Tarrytown. This sounds like a carefully considered, well thought out plan that tries to address housing affordability in some small way. This is a mixed income, diverse community. If we don't address our housing crisis in some way, it's going to become a town where only multi, multi six figure salaries can afford to live here. She wants it to be possible for more people to live here, including her kids when they graduate from college and realize what a special place this is.

Joe from Gunpowder Lane stated that based upon his research on ADU use across the country including our neighboring river towns, the proposed code changes to be a useful tool for

increasing housing inventory and its affordability on a shorter timescale. The new developments will offer homeowners the opportunity to add value to their homes and make supplemental income. He is in support of the ADU proposal because pre-existing data from our neighboring river towns show it will not have a negative impact on our village.

Josh Kellerman from Wildey Street stated that affordable housing is the primary challenge facing Tarrytown, and we have to make it more affordable. ADUs are part of the solution. Life will go on with a few extra housing options. Let's not leave any housing options off the table, particularly ones that improve the multigenerational livability in our community.

Peter Bartolacci wished to point out that we are proposing these solutions to solve the housing affordability crisis, but the BOT is talking out of the other side of their mouths by saying we need to spend money that's going to raise our taxes. There were a few resolutions before the BOT supporting clean energy bond issues. It boggles his mind that the BOT would lend their support to them. Tarrytown does very well on the housing affordability front, and he requests that someone provide more detail as to what our housing affordability goals are. Mr. Bartolacci also fully supports a village wide referendum on the proposed ADU zoning change.

Verity Van Tassel Richards from Benedict Ave. appreciate the hundreds of hours that have been spent on this legislation and the comments that have come before hers. She encourages everyone to go to the village website and look at all the prior information that has been put about ADUs. Thank you to everyone who was involved in the process, and she strongly supports ADUs in Tarrytown.

Ed Berenson from Crest Drive is in support of the ADU proposal and feels it will benefit a number of different people. The proposal is well thought out and allows the law to be revisited in one, three and five years. Due to the cost and permitting involved he does not believe that many of these will be built, but it will provide a real benefit for people who need them. He hopes the BOT will approve this as soon as possible and he doesn't think a referendum is necessary.

Annie from Altamont Ave supports ADUs. She thinks we can get creative with parking and garbage concerns, and we could do a lot to improve our pedestrian infrastructure so that folks don't necessarily need a car. Thank you to all who worked on this proposal, and she is in support of it.

Andrea from Terrace Ave. stated that congestion is already an issue in the Crest area, and a few more units will be an impact on traffic and parking. Please consider a referendum instead of this going directly to a vote.

Sadie McKeown from chair of the Housing Affordability Task Force stated she was one of the people who worked on the ADU legislation for over two years. Affordability is a national issue and adding to the housing supply is important. We are already a community whose character includes rentals and multi-family housing. The committee is following the Comprehensive Plan and we are adding protections to the ADU legislation. If the governor enacts ADU legislation, we will have to live with a much broader and liberal plan. This is a modest tool to add to the housing supply, for affordability for all people to stay and live in Tarrytown.

Ann Fox from Crest Drive stated that ADUs will change the fabric of our community. In one breath you say there is an affordable housing crisis and in the next you say don't worry, we won't have that many. What are we doing? Why are we having this conversation? We aren't doing anything about affordable housing, this is lip service. If you weren't trying to pull the wool over our eyes, why are you worried about village wide?

Gigi from Highland Ave. stated that the police are not ticketing in her neighborhood and something needs to be done. Traffic and parking is a problem on her street and in the surrounding neighborhoods as it is. Something needs to be done.

John Naughton from Independence Street agrees with the traffic issues village wide. He asked what the big rush was with ADUs as our street are clogged already. Let's not rush this. Con Edison has a moratorium on gas hook ups. How are we going to heat these places? Parking, garbage, sewage, privacy, these are all concerns. It should be a referendum voted on by the taxpayers.

Alec Roberts from Miller Ave. is on the Housing Task Force and wished to echo what others have said. ADUs have been really studied, and the impact will be minimal. Nonconforming

requests will have to go before the Planning Board which is an onerous task. As a practical matter, this will not create a lot of housing, or have a major impact. The law we created is very conservative.

George from Park Ave. feels that this is something we should reconsider after the Edge on Hudson is completed so we see what the impact with both traffic and parking.

Mark Frey from Ossining has listened to both sides of the argument and feels it should be left up to the people to decide and have a referendum. He encourages the BOT to not vote on this tonight, and put it on a ballot for a referendum.

Roman from the upper Crest agrees with other people about the referendum. He has questions about the minimal impact on traffic and feels a referendum is the best way to go.

Mayor Brown thanked everyone for coming out this evening. All letters and emails that were sent were read by the Board of Trustees. The reason why the BOT wishes to continue with ADUs even if we believe there won't be that many is because the people that will do it need help. Governments enact many things that will only help a small group of people. If the residents want a referendum it's up to them to get the petition and submit it. The Board of Trustees is not against the democratic process. There were some questions presented that were not addressed, so she is going to make a motion to continue the public hearing so we can answer some of these questions. Trustee Hoyt thanked everyone for coming out this evening, and will be following up on some of the questions presented here this evening as well. Deputy Mayor McGovern agreed that there are some things that the Board of Trustees needs to review again. She appreciates everyone coming out and supporting what you believe in.

Mayor Brown moved to continue the public hearing, which was seconded by Trustee Hoyt. Trustee Kim and Trustee Mitchell voted in favor of continuing the public hearing with Trustee Rinaldi and Trustee Phillips-Staley opposed to continuing the public hearing. Approved: 5-0-2.

WHEREAS, in order to update our local zoning code and address the housing and economic needs of our community, the Board of Trustees hereby finds it useful and appropriate to adopt new provisions in the Village Zoning Code to allow for and regulate accessory dwelling units (ADUs) in the Village of Tarrytown; and

WHEREAS, a notice of public hearing was published in the Journal News on October 7, 2022, October 27, 2022, November 11, 2022 and December 23, 2022; and

WHEREAS, a public hearing was held on the proposed action on October 17, 2022, November 7, 2022; November 21, 2022 and January 3, 2023; and

WHEREAS, the Board of Trustees of the Village of Tarrytown is the only agency which has approval authority over the Proposed Action, and is therefore the Lead Agency for the Proposed Action.

WHEREAS, the proposed local law has been on the desks of the members of the Board of Trustees for seven days, exclusive of Sunday; and

NOW, THEREFORE BE IT RESOLVED, that the BOT adopts the Full EAF Part 2, a copy of which is attached to the minutes; and

BE IT FURTHER RESOLVED: that in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, including without limitations the criteria set forth in 6 NYCRR Part 617.7(c), the Village Board of Trustees hereby determines that the Proposed Action will not have a significant adverse environmental impact as its purpose is to diversify housing options while ensuring single family residential zones maintain their community character, and the mitigation measures built into the legislation to that end include limiting the size of the units to less than 1,000 sf or no more than 50% of the floor area of the principal dwelling and allowing only one per lot, limiting the height of detached units to 25' or the height of the principal single-family dwelling; and requiring a minimum 6 month-rental among other limiting factors; and therefore the Board hereby adopts a Negative Declaration for the proposed action as set forth in the full EAF Part 3, a copy of which is attached to the minutes; and

BE IT FURTHER RESOLVED. that the Board of Trustees of the Village of Tarrytown hereby adopts Local Law #2-2023 to amend the Village Code Chapter 305 – Zoning to enact new

provisions to allow and regulate accessory dwelling units (ADUs) in the Village of Tarrytown. The full text of Local Law #2-2023 can be found attached to this agenda and in the minutes of this meeting.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ONLY ON ITEMS LISTED ON THE AGENDA, OTHER THAN PUBLIC HEARING ITEMS. SPEAKERS SHALL HAVE THREE (3) MINUTES EACH TO ADDRESS THE BOARD OF TRUSTEES

Brenda Fracaroli from Independence Street stated that communication is huge, and when something this big is happening we should send out robo calls because some people do not use a computer. Mayor Brown replied that we try to only use that for emergencies so the system is not overused as that system is not for news. Ms. Fracaroli replied that maybe the village could get a new line. Deputy Clerk Fasman replied that the village will look into a possible additional phone line. Ms. Fracaroli concluded by stating we might want to post announcements at the school fields, the entrance to 119 or the train station.

RESOLUTION CALLING FOR A PUBLIC HEARING TO OBTAIN RESIDENTS' VIEWS AND COMMENTS RELATIVE TO THE SUBMISSION OF A GRANT APPLICATION TO THE EMPIRE STATE DEVELOPMENT CORP UNDER RESTORE NY TO REQUEST GRANT FUNDING TOWARDS THE RESTORATION OF THE EASTVIEW PUMP STATION.

On a motion made by Trustee Hoyt and seconded by Trustee Mitchell the following resolution was approved. Approved: 7-0

WHEREAS the Eastview Pump Station is a historic building constructed in 1888 under the leadership of industrialist Jay Gould and is situated at the eastern entryway to the Village on the shore of the Lower Tarrytown Lake on Neperan Road, but the structure has severely deteriorated over almost forty years after its operation as a water pump station was discontinued; and

WHEREAS over the past ten years several major steps have been taken by the Village toward the restoration of the building including an initial environmental review of the building's needs, the partial removal of hazardous materials including all mercury and some of the lead 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 railways; and

WHEREAS the Village of Tarrytown intends to pursue grant funding under the Restore NY Communities Initiative continuing its efforts to rehabilitate the 15,000 square foot historic structure in order to ensure its structural integrity, mitigate environmental hazards, and work toward converting the property into a public amenity with a public benefit through a long-term franchise or license agreement for the property, and create new jobs through functional use as a microbrewery, storage facility and tasting room.

NOW THEREFORE BE IT RESOVLED that the Board of Trustees of the Village of Tarrytown hereby schedules a public hearing to be held at 7 pm on Tuesday, January 17, 2023 at Tarrytown Village Hall, 1 Depot Plaza, during the Regular Board Meeting, to obtain views and comments from the public relative to the submission of an application to Empire State Development under Restore NY.

RESOLUTION TO AUTHORIZE AGREEMENT WITH TARRYTOWN VOLUNTEER AMBULANCE CORPS (TVAC)

On a motion made by Trustee Mitchell, seconded by Trustee Kim with Trustee Hoyt abstaining, the following resolution was approved. Approved: 6-1-0

WHEREAS, TVAC is the primary EMS 9-1-1 responding agency for ambulance services within the geographical limits of the Village of Tarrytown, with provisions for mutual aid or patient transport that may require travel outside of Tarrytown; and

WHEREAS, TVAC's operations depend largely upon donations, private payment or recovery from insurance companies; and

WHEREAS, in certain circumstances, competent adults have the right to refuse medical care and/or transportation in an ambulance and in such events, TVAC is unable to seek medical payment from insurance companies, which has caused a significant financial impact on its operations over the past several years; and

WHEREAS, the Village of Tarrytown has been in negotiations and discussions with TVAC for some time now to find a means to facilitate their continued operation and viability, and Tarrytown also has the authority to contract for the provision of emergency medical services within its boundaries.

NOW, THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize the Village Administrator to execute and implement an agreement with TVAC to reimburse the cost of Refused Medical Attention (RMA) calls within the Village of Tarrytown on a monthly basis upon receipt of an invoice from TVAC in an amount not to exceed \$120,000 per fiscal year (running from June 1st to May 31st).

AUTHORIZING A SALARY INCREASE FOR PART TIME PARKING ENFORCEMENT OFFICER

On a motion made by Trustee Hoyt and seconded by Trustee Mitchell the following resolution was approved. Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize an increase in the hourly rate of the Village's Part Time Parking Enforcement Officer to \$22.08 per hour.

FIRE DEPARTMENT MEMBERSHIP CHANGES

On a motion made by Trustee Mitchell, seconded by Trustee Kim with Trustee Hoyt abstaining, the following resolution was approved. Approved: 6-1-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve the following Fire Department membership changes recommended at the December 20th, 2022 Board of Fire Wardens meeting.

Active Membership: Frank Riccardi has been elected to Active Membership of Consolidated Engine Co.

Driver: James Feeny has been approved as a driver for TL-78.

DECLARATION OF SURPLUS – COPY MACHINE

On a motion made by Trustee Kim and seconded by Trustee Mitchell the following resolution was approved. Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby declare the following item as surplus and ready for disposal by auction:

- Ricoh MP 201SPF Copy Machine - last six numbers of the serial number are: 704292

APPROVAL OF THE MINUTES OF THE BOARD OF TRUSTEES MEETING OF DECEMBER 19, 2022

On a motion made by Trustee Hoyt, and seconded by Trustee Mitchell the following resolution was approved. Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve the minutes of the Board of Trustees Meeting held on Monday, December 19th, 2022 as submitted by the Village Clerk.

APPROVAL OF AUDITED VOUCHERS

On a motion made by Trustee Mitchell, seconded by Trustee Rinaldi with Trustee Hoyt abstaining from voucher number 2023002637 the following resolution was unanimously approved. Approved: 7-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve Abstract No. 12 of Audited Vouchers in the total amount of \$662,283.70 as presented by the Village Treasurer, to be paid in the following amounts:

General	\$ 435,192.58
Water	\$ 16,690.50
Sewer Fund	\$ 226.35
Capital	\$ 200,758.50
Library	\$ 8,509.52
Trust & Agency	\$ 906.25
Total	\$ 662,283.70

Roll Call: Trustee Hoyt; Yes, Trustee Kim; Yes, Trustee Mitchell; Yes, Trustee Rinaldi; Yes, Trustee; Phillips-Staley; Yes. Deputy Mayor McGovern; Yes, Mayor Brown; Yes.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD ON ITEMS NOT INCLUDED ON THE AGENDA. SPEAKERS HAVE THREE (3) MINUTES BEFORE YIELDING TO THE NEXT SPEAKER

There were no public speakers.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 10:21 pm on a motion made by Trustee Hoyt, and seconded by Trustee Kim with all voting aye: 7-0

Kristine Gilligan
Village Clerk

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed amendments of Zoning Code to enact new provisions regarding cannabis retail dispensaries		
Project Location (describe, and attach a general location map): Village of Tarrytown		
Brief Description of Proposed Action (include purpose or need): As the State of New York legalized the sale and consumption of cannabis, the Village of Tarrytown proposes to amend its Zoning Code to permit cannabis retail dispensaries in three zoning districts where retail uses are currently permitted and regulate those uses.		
Name of Applicant/Sponsor: Village of Tarrytown	Telephone: E-Mail:	
Address: One Depot Plaza		
City/PO: Tarrytown	State: NY	Zip Code: 10591
Project Contact (if not same as sponsor; give name and title/role): Richard Slingerland	Telephone: 914-631-1785 E-Mail: rslingerland@tarrytowngov.com	
Address: One Depot Plaza		
City/PO: Tarrytown	State: NY	Zip Code: 10591
Property Owner (if not same as sponsor): N/A	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Local Law to Amend Zoning Code	January 3, 2023
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

All zoning districts (that currently permit retail uses) within the Town of Greenburgh

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Tarrytown

b. What police or other public protection forces serve the project site?

Village of Tarrytown

c. Which fire protection and emergency medical services serve the project site?

Village of Tarrytown

d. What parks serve the project site?

All parks within the Village of Tarrytown

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ 	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☐ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Tarrytown

Date 11/18/2022

Signature Richard Stingerland

Title Village Administrator

PRINT FORM

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project: Cannabis Zoning Code Amend
 Date: 1-3-2023

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit to any unique or unusual land forms on the access site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1.E.2g) ☒ No ☐ Yes
If "Yes", answer question a – c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☒ NO ☐ YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>

f. If there is a dam located on the site of the proposed action, <u>is</u> the dam [has failed to meet one or more safety criteria on its most recent inspection] <u>in need of repair, or upgrade?</u>	E1e	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

6. Impacts on Air

The proposed action may include a state regulated air emission source.

☒ NO

☐ YES

(See Part 1. D.2.f., D[.].2[.].h, D.2.g)

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	[D1g, D2k] D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on <u>the National or State Register of Historic Places</u> or that has been <u>determined</u> [nominated] by the <u>Commissioner of the NYS Office</u> [Board] of Parks, Recreation and Historic Preservation to be eligible for <u>listing</u> [inclusion] on the State [or National] Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>

c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>
d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "[Yes] <u>Moderate to large impact may occur</u> ", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>		
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		

c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a – [g] f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
[f]e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
[g]f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>

b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement[,], or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Petition: Why Would Tarrytown Want To Change All-Single Family Zoning To Multi-Family?

We the undersigned insist that before the Tarrytown Board of Trustees makes any changes to zoning laws allowing for Accessory Dwelling Units, the Village first commission research to determine the public's desire for such a change, as well as the impact this change will have on home values, quality of life, safety, schools, traffic, the environment, and taxes.

We encourage the Board to furnish the results of this research to the public by distributing them to all residents and taxpayers. As this proposal will have a profound impact on the Village, we insist that its adoption be voted on by the public through a referendum, to be conducted in conjunction with the next Village election.

ADU Petition Signatories

1 Dan Hanover	Tarrytown	NY	10591	12/7/2022
2 Annette Stiloski	Tarrytown	NY	10591	12/8/2022
3 Anthony Fracaroli	Tarrytown	NY	10591	12/8/2022
4 Nancy Hanover	Tarrytown	NY	10591	12/8/2022
5 Seth Fox	Tarrytown	NY	10591	12/8/2022
6 Ryoya Terao	Tarrytown	NY	10591	12/8/2022
7 Ann Fox	Tarrytown	NY	10591	12/8/2022
8 Sue Wilson	Tarrytown	NY	10591	12/8/2022
9 Joann Nisco	Tarrytown	NY	10591	12/8/2022
10 Kelly Usher	Tarrytown	NY	10591	12/8/2022
11 Haydee McCarthy	Tarrytown	NY	10591	12/8/2022
12 Michael Usher	Tarrytown	NY	10591	12/8/2022
13 Patricia Kelly	Tarrytown	NY	10591	12/8/2022
14 Andrea Lattanzio	Tarrytown	NY	10591	12/9/2022
15 Patrick Derivan	Tarrytown	NY	10591	12/9/2022
16 Patrick Derivan jr	Tarrytown	NY	10591	12/9/2022
17 Scott Weaver Jr	Tarrytown	NY	11370	12/9/2022
18 Glenn Carney	Tarrytown	NY	10591	12/9/2022
19 Maria Washburn	Tarrytown	NY	10591	12/9/2022
20 Brenda Fracaroli	Tarrytown	NY	10591	12/9/2022
21 Michael Gasko	Tarrytown	NY	10591	12/9/2022
22 Daniel Russo	Tarrytown	NY	10591	12/9/2022
23 Joseph Russo	Tarrytown	NY	10591	12/9/2022
24 Patricia Maceyak	Tarrytown	NY	10591	12/10/2022
25 Scott Brown	Tarrytown	NY	10591	12/10/2022
26 Jane Agdern	Tarrytown	NY	10591	12/10/2022
27 Stephen Hughes	Tarrytown	NY	10591	12/11/2022
28 Dana Dundrea	Tarrytown	NY	10591	12/11/2022
29 Jeffrey Dundrea	Tarrytown	NY	10591	12/11/2022
30 Carol Moore Dodson	Tarrytown	NY	10591	12/12/2022
31 Sandra Olson	Tarrytown	NY	10591	12/13/2022
32 Robert Olson	Tarrytown	NY	10591	12/13/2022
33 John Callanan	Tarrytown	NY	10591	12/13/2022
34 Scott Shachter	Tarrytown	NY	10591	12/14/2022
35 Nick Katsaris	Tarrytown	NY	10591	12/14/2022
36 George. Angevine	Tarrytown	NY	10591	12/14/2022
37 Matt Lantier	Tarrytown	NY	10591	12/14/2022
38 Laszlo Bakos	Tarrytown	NY	10591	12/14/2022
39 Lynelle Chang	Tarrytown	NY	10591	12/14/2022
40 Denis Fogarty	Tarrytown	NY	10591	12/14/2022
41 Doug Zollo	Tarrytown	NY	10591	12/14/2022
42 Terence Murphy	Tarrytown	NY	10591	12/14/2022
43 Parthy Katsaris	Tarrytown	NY	10591	12/14/2022
44 Deb Taylor	Tarrytown	NY	10591	12/14/2022
45 Tara Scheller	Tarrytown	NY	10591	12/14/2022
46 Katy Mendez	Tarrytown	NY	10591	12/14/2022
47 Linda DeBellis	Tarrytown	NY	10591	12/15/2022

ADU Petition Signatories

48 Erik Knox	Tarrytown	NY	10591	12/15/2022
49 Peter Zagrobelny	Tarrytown	NY	10591	12/15/2022
50 Laura Fogarty	Tarrytown	NY	10591	12/15/2022
51 Shelly Colley	Tarrytown	NY	10591	12/15/2022
52 Paul Gomez	Tarrytown	NY	10591	12/15/2022
53 Paul Stone	Tarrytown	NY	10591	12/15/2022
54 Ariel Hilario	Tarrytown	NY	10591	12/15/2022
55 Josie LaRicca	Tarrytown	NY	10591	12/16/2022
56 Kristina Patsch	Tarrytown	NY	10591	12/16/2022
57 Calvin Chin	Tarrytown	NY	10591	12/16/2022
58 Debra Portnoy	Tarrytown	NY	10591	12/16/2022
59 Adrienne Simpson	Tarrytown	NY	10591	12/16/2022
60 Craig Allan	Tarrytown	NY	10591	12/17/2022
61 Lauren Johnson	Tarrytown	NY	10591	12/17/2022
62 Patricia Lancaster	Tarrytown	NY	10591	12/17/2022
63 Kai Yamamoto	Tarrytown	NY	10591	12/18/2022
64 Joyce Byrne	Tarrytown	NY	10591	12/20/2022
65 Mary Moriarty	Tarrytown	NY	10591	12/20/2022
66 Thaddeus Kromelis	Tarrytown	NY	10591	12/31/2022
67 Lisa Sloane	Tarrytown	NY	10591	12/31/2022
68 Gary Bartolacci	Tarrytown	NY	10591	12/31/2022
69 Heidi Bartolacci	Tarrytown	NY	10591	12/31/2022
70 Monica Rode	Tarrytown	NY	10591	1/1/2023
71 Virginia Kuppek	Tarrytown	NY	10591	1/1/2023
72 John Miller	Tarrytown	NY	10591	1/1/2023
73 Paul Rode	Tarrytown	NY	10591	1/1/2023
74 Alex Fletcher	Tarrytown	NY	10591	1/1/2023
75 Amanda Socorro	Tarrytown	NY	10591	1/2/2023
76 Vincent Nadile	Tarrytown	NY	10591	1/2/2023
77 Jason Price	Tarrytown	NY	10591	1/2/2023
78 Tamsyn Bulmer	Tarrytown	NY	10591	1/2/2023
79 Robert Surovich	Tarrytown	NY	10591	1/2/2023
80 Mary Surovich	Tarrytown	NY	10591	1/2/2023
81 Bruce MacDonald	Tarrytown	NY	10591	1/2/2023
82 John Lough	Tarrytown	NY	10591	1/2/2023
83 Torsten Gottlebe	Tarrytown	NY	10591	1/2/2023
84 Akil Puckerin	Tarrytown	NY	10591	1/2/2023
85 Daniel Parnetti	Tarrytown	NY	10591	1/2/2023
86 Janaki Degen	Tarrytown	NY	10591	1/2/2023
87 Giselle Carino	Tarrytown	NY	10591	1/2/2023
88 Matthew Falber	Tarrytown	NY	10591	1/2/2023
89 Lynne Zeman	Tarrytown	NY	10591	1/2/2023
90 Jozef Zeman	Tarrytown	NY	10591	1/2/2023
91 Thiagarajan Meyappan	Tarrytown	NY	10591	1/2/2023
92 Kaveri Meyappan	Tarrytown	NY	10591	1/2/2023
93 James Kudla	Tarrytown	NY	10591	1/2/2023
94 Deborah Buzaid	Tarrytown	NY	10591	1/2/2023

ADU Petition Signatories

95	Janice Becker	Tarrytown	NY	10591	1/2/2023
96	Stephanie Simoes	Tarrytown	NY	10591	1/2/2023
97	Christopher Buzaid	Tarrytown	NY	10591	1/2/2023
98	Fatima deCarvalho-Gianni	Tarrytown	NY	10591	1/2/2023
99	Michael Degen	Tarrytown	NY	10591	1/2/2023
100	Frances McLaughlin	Tarrytown	NY	10591	1/2/2023
101	Jennifer McAteer	Tarrytown	NY	10591	1/2/2023
102	Dr. Laura Chmielewski	Tarrytown	NY	10591	1/2/2023
103	Michael Surovich	Tarrytown	NY	10591	1/2/2023
104	Jamie Weiss-Yagoda	Tarrytown	NY	10591	1/2/2023
105	Beatrice Vaccaro	Tarrytown	NY	10591	1/3/2023
106	Liza Price	Tarrytown	NY	10591	1/3/2023
107	Jennifer Kavallieratos	Tarrytown	NY	10591	1/3/2023
108	Elisabeth Gareis	Tarrytown	NY	10591	1/3/2023
109	Johanna Fortugno	Tarrytown	NY	10562	1/3/2023
110	Michael Fortugno	Tarrytown	NY	10562	1/3/2023
111	Todd Dorman	Tarrytown	NY	10591	1/3/2023
112	Bev Lacy	Tarrytown	NY	10591	1/3/2023
113	Tina Valenti	Tarrytown	NY	10591	1/3/2023
114	Miranda Eifler	Tarrytown	NY	10591	1/3/2023
115	Bettejane Lugari	Tarrytown	NY	10591	1/3/2023
116	Andrew Eifler	Tarrytown	NY	10591	1/3/2023
117	William Walter	Tarrytown	NY	10591	1/3/2023
118	Emily Falber	Tarrytown	NY	10591	1/3/2023
119	Rebecca Gardella	Tarrytown	NY	10591	1/3/2023
120	Lauren Martin	Tarrytown	NY	10591	1/3/2023
121	Meghan Rose	Tarrytown	NY	10591	1/3/2023
122	William Martin	Tarrytown	NY	10591	1/3/2023
123	Hazel Blenkinsopp	Tarrytown	NY	10591	1/3/2023
124	Jose Peña	Tarrytown	NY	10591	1/3/2023
125	Karen Chow	Tarrytown	NY	10591	1/3/2023
126	Eloine Barry	Tarrytown	NY	10591	1/3/2023
127	Tina Zagrobelny	Tarrytown	NY	10591	1/3/2023
128	Sami Lahoud	Tarrytown	NY	10591	1/3/2023
129	Elana Arian	Tarrytown	NY	10591	1/3/2023
130	Jayne Lee	Tarrytown	NY	10591	1/3/2023
131	wilcoln lee	Tarrytown	NY	10591	1/3/2023
132	Julua Cadrain	Tarrytown	NY	10591	1/3/2023
133	Darlene Hutchinson	Tarrytown	NY	10591	1/3/2023
134	George Peterkin	Tarrytown	NY	10591	1/3/2023
135	Robin May	Tarrytown	NY	10591	1/3/2023
136	Elizabeth Cronin	Tarrytown	NY	10591	1/3/2023
137	Ingrid Hockstader	Tarrytown	NY	10591	1/3/2023
138	Katy Lough	Tarrytown	NY	10591	1/3/2023
139	John Gannon	Tarrytown	NY	10591	1/3/2023
140	Randine Pastrovic	Tarrytown	NY	10591	1/3/2023
141	Sari Rella	Tarrytown	NY	10591	1/3/2023

ADU Petition Signatories

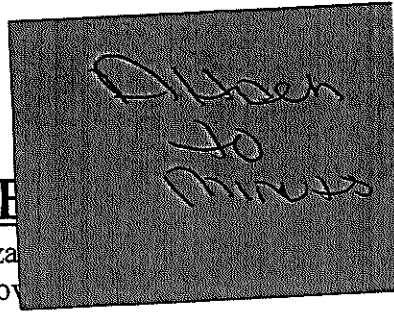
142 Amber DaSilva	Tarrytown	NY	10591	1/3/2023
143 Brian Rella	Tarrytown	NY	10591	1/3/2023
144 Erica Mulherin	Tarrytown	NY	10591	1/3/2023
145 Rob Senger	Tarrytown	NY	10591	1/3/2023
146 Georgia Tambakos	Tarrytown	NY	10591	1/3/2023
147 Ida Doctor	Tarrytown	NY	10591	1/3/2023
148 Tyrel Holston	Tarrytown	NY	10591	1/3/2023
149 Rosemarie Barbera	Tarrytown	NY	10591	1/3/2023
150 Linda Horisk	Tarrytown	NY	10591	1/3/2023
151 Andrew Vanover	Tarrytown	NY	10591	1/3/2023
152 James Nisco	Tarrytown	NY	10591	1/3/2023
153 Frances L Baird	Tarrytown	NY	10591	1/3/2023
154 Giselle Rodriguez	Tarrytown	NY	10591	1/3/2023
155 Renate Yamamoto	Tarrytown	NY	10591	1/3/2023
156 Cathy Brown	Tarrytown	NY	10591	
157 Amy Fletcher	Tarrytown	NY	10591	
158 Ben Parton	Tarrytown	NY	10591	
159 Ramon Malonso	Tarrytown	NY	10591	
160 Rod Oshins	Tarrytown	NY	10591	
161 Mark Greenburg	Tarrytown	NY	10591	
162 James Carsey	Tarrytown	NY	10591	
163 Kimberly Marcus	Tarrytown	NY	10591	
164 Steve Hahnel	Tarrytown	NY	10591	
165 Kathy D'Eufemia	Tarrytown	NY	10591	
166 Brenda Rodriguez	Tarrytown	NY	10591	
167 George Hoffgartner	Tarrytown	NY	10591	
168 John Rosenblatt	Tarrytown	NY	10591	

Source: Change.org petition
<https://chnng.it/Lm8rGDX4>
and door to door manual signatures



VILLAGE

One Depot Plaza
www.tarrytowngov



TOWN

1-3605

VILLAGE OF TARRYTOWN PLANNING BOARD

Memorandum

TO: Village of Tarrytown Board of Trustees

FROM: Village of Tarrytown Planning Board

DATE: December 20, 2022

RE: Proposed ADU Local Law

The Planning Board has the following comments regarding the proposed Local Law. The Planning Board views the proposed legislation as a positive zoning provision as it benefits the community by potentially allowing families to stay together and allowing seniors to continue to live in their homes in Tarrytown. With the ADU legislation, seniors will have the option to create an ADU on their property and continue to reside either in the main dwelling unit or in the ADU. Additionally, the ADU legislation provides the ability for property owners to have another potential stream of income that can be used for other needs (like education or health-care needs) or for property improvements (like painting and repairs), which will be a benefit to the character of the neighborhood. As the law contains a 6-month grace period, this will incentivize the legalization of any existing illegal in-law apartments. Further, of paramount importance is life and safety issues and the ADU law requires all proposed ADUs comply with State building and fire codes.

The Planning Board recommends that the Village Board follow and keep track of the building permits issued for ADUs so the Village Board can reassess the proposed law after 1 year, 3 years and 5 years. This way, if there is an unanticipated glut of proposed ADUs (which would be contrary to the typical trend experienced by similar municipalities) or if there are unrealized impacts on parking and traffic, then the Village Board may need to revise the law and enact additional regulations. The Planning Board further recommends that the Village Board encourage use of public transportation and other shared modes of transportation, and non-vehicular modes of transportation. Finally, the Planning Board recommends that the Village institute a public awareness campaign to let the community know about options for grants and other funding for ADUs for financially burdened residents.

