

Board of Trustees
Village of Tarrytown
Regular Meeting No. 22
One Depot Plaza
Tarrytown NY 10591
October 17, 2022
7:00 p.m.

PRESENT in person: Mayor Brown presiding; Trustees: Kim, McGovern; Mitchell and Rinaldi, 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.

PROMOTION – POLICE OFFICER MATTHEW GARRO TO DETECTIVE

Mayor Brown noted that Officer Garro has been with the Tarrytown Police Department for over ten years, He has more than earned this promotion and we are honored and proud to be able promote him to Detective this evening.

On a motion made by Trustee Mitchell, and seconded by Deputy Mayor McGovern, the following resolution was unanimously approved. Approved: 5-0

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve the appointment of Police Officer Matthew Garro to the position of Detective in the Village of Tarrytown Police Department effective October 18, 2022, at an annual salary of \$138,895.00, as provided in the collective bargaining agreement.

After the swearing in of Detective Garro, Mayor Brown thanked everyone in the Police Department for everything that they do. They are the pride and joy of Tarrytown.

BOARD MISCELLANEOUS AND LIASION REPORTS

Deputy Mayor McGovern reported that the Scarecrow Event was a great success with one hundred and twenty two scarecrows being made. You can see the scarecrows tied up throughout the Village. Thank you to all the Parks and Recreation Staff for doing such a wonderful job, everything went off without a hitch. Coming up, we have window painting on Wednesday, and on Friday the 21st we will be having Trunk or Treat. If you have not participated in this before, you may decorate your car and distribute candy, or you can bring your children down to get some candy. In addition, the big event our Halloween Parade is being held on October 29th starting at 5:30. We expect many people, so come and grab your spot early.

Mayor Brown reported that Revolutionary Westchester will be hosting Revolution on the Hudson on Saturday, October 22nd at Pierson Park. It is celebration Westchester's 250th Anniversary There will be various presentations and exhibits throughout the day as well as music and shows. It's a great way to learn what life was like back then. You may find more information on Westchester.gov.

Trustee Rinaldi wished to remind people to look at check out the website for the Warner Library who are hosting many events this month. This upcoming Thursday there is a make your own glow in the dark bracelet workshop and on the 29th you can make your own haunted house. On Monday the 24th there will be a ribbon cutting ceremony for the new mural on Kaldenberg Place. Following the ribbon cutting, there will be a fundraiser starting at 6:30 at Horsefeathers. The cost is \$55.00 and will include food and raffles. All monies raised will go towards future beautification projects in the Village.

Trustee Kim reported that the Climate Adaptive Design Studio will be having another workshop on Wednesday which will provide information and feedback as they continue their work. In addition, while there are no new updates on the MTA's First Mile Last Mile program, there is a survey that anyone can take to give feedback on the waterfront.

ADMINISTRATOR'S REPORT

Administrator Slingerland reported that hydrant flushing throughout the Village will continue to take place over the next few weeks. If residents have any brown water issues, we encourage you to run your water until the discoloration disappears. Over this past weekend, there was a water main break on Hillside Ave. Village staff was able to make the repair, which involved replacing an old valve.

Administrator Slingerland reminded everyone that the Con Edison work on East Sunnyside Lane will be continuing for at least four to six months. A notice was sent out on Friday notifying residents in the south end of the Village that they could potentially see their garbage pickup time change. Residents are encouraged to put out their garbage before 7:00 in the morning. Mr. Slingerland continued his report by thanking all of the volunteers who helped out with the tree planting this past Saturday. Over 200 trees and shrubs were planted out by the lakes. The trees and shrubs were obtained from the Trees for Tribes program sponsored by the DEC.

Administrator Slingerland concluded his report by noted that the Holiday Tree Lighting is on December 3rd, and some of the lights on the tree need to be replaced. The cost of replacing the lights will be nearly \$16,000.00. In addition, the mobile shredder will be coming to the Green Street parking lot on October 29th from 9:00 to 12:00 pm. Mayor Brown inquired about the lights on Main Street that need replacement. Administrator Slingerland reported that our DPW Department is working on getting lights for Main Street as well.

PUBLIC HEARING – LOCAL LAW #9-2022 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 motioned to open the Public Hearing, which was seconded by Trustee Mitchell, with all voting aye.

Village Attorney Zalantis noted that the Village chose not to opt out of cannabis dispensaries, so this law is determine where those dispensaries can be located. Wherever retail is currently located, that is where retail dispensaries can be located. There are additional requirements such as there cannot be graphic signage and a site plan review is required in every zoning district. The hours will be set by New York State. There are additional protections in the state law as well such as a certain distance be maintained from a church or school.

Don Whiting a former Trustee is in favor of putting a dispensaries right near Dunkin Donuts and Walgreens. Mayor Brown noted that the YMCA will be putting their Early Childhood Program in that area. Both he and his wife are on cannabis for medical purposes, and it would be ideal for the dispensary to be in the Village instead of having to travel. Mayor Brown noted that the Village has not been contacted by anyone interested in opening a dispensary yet, but she imagines that the market will determine where we are going. Trustee Kim asked Village Attorney Zalantis to advise the public on where the dispensaries would be allowed to operate. Attorney Zalantis stated that they can be located in the general business district, the restricted retail, and the neighborhood shopping districts.

Peter Bartolacci from Miller Ave. stated that while he is fine with most areas that would allow a dispensary, he would object to one on Main Street and Broadway. He asked what the Board's thoughts are on allowing a dispensary in the middle of town where the kids walk back and forth to school every day. Mayor Brown responded that the Board is neither for nor against a dispensary on Main Street. New York State Law would allow it and the Board is not moving to prohibit it. What we are moving to do is to put more scrutiny on the opening of such business, making it go through the same type of process as other businesses. We also have certain regulations regarding signage that other businesses might not have to comply with. The Board supports the law and the process, and has faith in the process. Mr. Bartolacci then asked if there will be restrictions on the number of dispensaries or the size of the establishment. Trustee Rinaldi noted that the state is limiting the number of licenses being issued, where other states do not. There are places in other states where there are several in one small town. That will not happen here.

Don Whiting then approached the Board again to clarify that we are talking about dispensaries, and not lounges. He does not understand why people are panicking. When he makes a purchase, he buys it gets in his car and goes home. It's like grocery shopping. He feels that

when people hear about a legalized drug they panic. Drug heads are not going into dispensaries. Mr. Whiting just wants everyone who is listening to understand that.

Deputy Mayor McGovern made a motion to continue the Public Hearing until the next meeting which was seconded by Trustee Mitchell with all voting aye.

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 adopted legislation prohibiting on-site consumption of cannabis products 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; and

WHEREAS, a notice of public hearing was published in the Journal News on October 7, 2022; and

WHEREAS, a public hearing was held on the proposed action on October 17, 2022.

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.

NOW, THEREFORE 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 and hereby adopts a Negative Declaration for the proposed action;

BE IT FURTHER RESOLVED. that the Board of Trustees of the Village of Tarrytown hereby adopts Local Law #9-2022 to amend the Village Code Chapter 305 – Zoning to enact new provisions to regulate cannabis dispensary facilities in the Village of Tarrytown. The full text of Local Law # 9-2022 can be found attached to this agenda and in the minutes of this meeting.

PUBLIC HEARING – LOCAL LAW #10-2022 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 (FULL LANGUAGE OF THE PROPOSED LAW ATTACHED TO THIS AGENDA).

Before the Public Hearing was opened, a video presentation from Peter Feroe and the members of the Housing Affordability Task Force was shown. The Housing Committee is part of the Village's overall comprehensive Plan, and they were constituted to help give advice to the Village on various housing topics. The video presentation touched upon items such as housing scarcity, soaring housing prices, and its impact on current and future residents. A complete copy of the presentation is attached to these minutes.

A motion was made by Deputy Mayor McGovern to open the Public Hearing, which was seconded by Trustee Kim with all voting aye.

Sandy Olsen from Independence Street stated that she wanted to share her thoughts on ADU's. Ms. Olsen feels that the Village is getting really crowded, and the ADU's will impact parking. Will it impact our schools, or increase our traffic flow? How will it not change the character of a neighborhood? By converting garages or units being set up in existing homes, you are still going to have people come in and out, and it will be different. This will create more cars, people and noise. When we bought our single family homes, we thought we would be living in a single family area. Now, you can have an ADU on either side of your single family home. It's not fair to the majority of people who purchased single family homes. While Ms. Olsen understands housing is very expensive and people could use the additional money, but what she is not hearing is what is going to happen to the owners of single family homes and their neighborhoods.

Alexander Roberts, a sixteen year resident of Tarrytown and who was previously on the Housing Task Force and CEO of a not for profit housing organization wished to speak in

support of ADUs. This task force is amazing, one of the highest he has ever seen in terms of the people that are on it. The previous speaker was concerned with the character changes that might take place in neighborhoods, and he wished to point out that there are two families' houses in many neighborhoods. This is much less impactful than existing two family homes. This bill is extremely conservative and careful. The State bill is a lot more intrusive in a number of ways and by doing this now we will be grandfathered in. The most important thing about this bill which is different than a two family house is that the owner must live in it. There are different incentives when a residence is owner occupied. Accessory apartments are legal in dozens of communities and have been for decades. Mr. Roberts has never heard of or read an article where allowing ADUs has had a negative impact on a community. In conclusion Mr. Roberts noted that the Governor has said she will include an ADU bill in the budget this year, and it would be great to have our ADU in place. It's very well crafted. And will greatly enhance our community.

Craig Singer from Tarrytown has been a resident for eight years and has served on some committees including the Housing Affordability Task Force. Mr. Singer has a back round in various senior capacities, and currently works with a highly respected national company who are involved in many aspects of multifamily housing. Affordability as it relates to housing impacts all of us. We should not focus on one type of growth. It is his strong view that the villages vitality and long term favorable outlook depends upon its ability to have housing opportunities. This will enable people to stay here. People should not look at this as a giant housing program, but as an addition to the tools that the village has to increase housing. He strongly supports the ADU, and it can be an effective tool in the villages quiver for its efforts to enhance and embrace vibrancy and prosperity. Hopefully by passing the law now, we will be grandfather in with New York State. Mr. Singer thanked the Board for listening to his views, urges the Board to pass the resolution, and noted that we all want what is best for Tarrytown.

Brenda Fracaroli a 45 year resident stated that she is very opposed to this idea. She is recently retired, and is not looking to make additional income. With the way her property is laid out, she could potentially have two structures build on adjacent properties, and she would have virtually no sunlight. With a minimum of a six month lease, people will be moving in and out constantly. In addition if neighbors chose to build a second story onto their garage, the tenants would be able to see into her second floor rooms. This makes her feel unsafe, and she will be losing privacy and light, and it will devalue her property. Ms. Fracaroli proposes to remove the section regarding smaller lots. To put an apartment in someone's basement is one thing, but to go high in a non-conforming lot is unrealistic and unfair to longtime homeowners. What is being proposed tonight is going to have an impact on density and traffic. Ms. Fracoreli requested that if the Board is going to move forward with this plan, start with the larger zoned areas before considering the smaller areas. She suggests starting with a scaled down version on larger lots first. Ms. Fracaroli concluded by stating that parking is already an issue, so if you are moving forward with this, open up street parking to all neighborhoods.

Tom Coughlin who is a Tarrytown resident and co-chair of the Transportation Council spoke about the parking problems he deals in neighborhoods throughout the Village while working on the Transportation Council. He is not opposed to adding ADUs, but if we are going to add density, the Village should add some parking requirements or the Village should add small parking lots spread throughout the Village. Over time he feels that inadequate parking in residential areas throughout the Village will really increase. Mr. Coughlin asked the Board if someone applies for an ADU will parking be addressed or questioned throughout the application process. Mayor Brown replied that homeowners would have to maintain their off street parking. One example would be if you wish to turn your garage into an ADU and you did not have a large enough driveway to replace the parking that would be lost it would not be granted. We are looking for a net zero outcome where you cannot remove the already available parking spots, but you will not have to add any parking spaces. Mr. Coughlin replied that he hopes that he is wrong, but he feels that the war over parking in the evenings are going to get worse and lead to greater dissatisfaction with people's quality of life. Mayor Brown stated that parking fluctuates in neighborhoods. An example is when a family has little children there are no additional vehicles. When the children are grown they have additional cars. Somehow the neighborhood absorbs it. In time, the children move out and there is more parking again. Parking is always being added and taken as family's needs change.

Trustee Kim noted that if there are two parking spaces on a property, there is frontage on the street. The supply will come from the street spaces.

Anthony Fracaroli from 45 Independence Street noted that his neighborhood has smaller lots. All garages are built on the property line so there is no set back. If someone turns their garage

into an ADU it's right on top of the neighbor's house. On Miller Ave. everyone parks on the street because backing out of your driveway is nearly impossible. Peter Feroe owns a duplex and there are eight cars on the street at all times. We didn't buy our homes to be degraded. The people in this town should have a vote on this, not the Board. If the Board wants a list of illegal apartments in the Village, Mr. Fracaroli will be more than happy to provide one. You are not going to downgrade what I have worked my entire life for and take it away. If you can't afford to live here, then live somewhere else. It's as simple as that. We pay our taxes, and no one is complaining. You are taking away the quality of life on our street because someone cannot afford to pay their bills.

Mayor Brown stated there were good ideas presented here this evening, and they will be brought back to the Housing Committee.

On a motion made by Trustee Mitchell, and seconded by Trustee Rinaldi with all voting aye, the Public Hearing was continued to the November 7, 2022 Board of Trustees Meeting.

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; and

WHEREAS, a public hearing was held on the proposed action on October 17, 2022.

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.

NOW, THEREFORE 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 and hereby adopts a Negative Declaration for the proposed action; and

BE IT FURTHER RESOLVED. that the Board of Trustees of the Village of Tarrytown hereby adopts Local Law #10-2022 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 #10-2022 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

There were no public speakers.

RESOLUTION CALLING FOR A PUBLIC HEARING ON A LOCAL LAW TO AMEND THE VILLAGE CODE CHAPTER 269 – TAXATION - TO INCREASE THE MAXIMUM INCOME LEVELS TO QUALIFY FOR EXEMPTIONS FROM REAL PROPERTY TAX FOR SENIOR CITIZENS (FULL LANGUAGE OF THE PROPOSED LAW ATTACHED TO THIS AGENDA).

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Mitchell the following resolution was approved with all voting aye.

WHEREAS the State of New York has adopted legislation allowing municipalities to expand the property tax exemption eligibility for those 65 and older; and

WHEREAS the Town of Greenburgh passed a law expanding tax exemption benefits for senior citizens based on their income levels on September 28, 2022; and

WHEREAS the Village of Tarrytown has not increased the income eligibility levels for qualifying tax exemptions for senior citizens since 2011; and

WHEREAS rising inflation, increasing medical costs and other factors have increased the cost of living for senior citizens, and expanding tax exemption benefits can help more residents 65 and older to remain in the Village, thereby increasing quality of life for all.

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby schedules a Public Hearing to be held at the Regular Board of Trustees Meeting on Monday, November 7, 2022 to consider a proposed Local Law to amend the Village Code to increase the income levels at which Senior Citizens are eligible for reduced property tax levels.

RESOLUTION DECLARING SUPPORT FOR THE NEW YORK STATE CLIMATE ACTION COUNCIL SCOPING PLAN

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Mitchell the following resolution was approved with all voting aye.

WHEREAS, the Sixth Assessment of the International Panel on Climate Change (IPCC) finds that climate change is causing dangerous and widespread disruption in nature and affecting the lives of billions of people around the world; and

WHEREAS, the IPCC Assessment concludes that rapid, deep and sustained reductions in global greenhouse gas emissions (GHG) are necessary, including accelerated action in this critical decade, to limit global warming to within 1.5°C and 2°C in this century; and

WHEREAS, New York State recognizes the urgent need to reduce and eliminate GHG emissions in the atmosphere, passing the 2019 Climate Leadership and Community Protection Act ("Climate Act") committing the State to:

- reduce GHG emissions by 40 percent by 2030 below 1990 levels, and achieve net-zero emissions by 2050;
- meet 70 percent of electricity needs from renewable resources by 2030, and 100 percent of electricity needs from zero-emissions resources by 2040;
- ensure a just and equitable transition that leaves no one behind, and dedicate up to 40 percent of the benefits of clean energy investments to Disadvantaged Communities; and

WHEREAS, the New York State Climate Action Council has approved for public comment a Draft Scoping Plan to meet New York's climate and equity goals; and

WHEREAS, the Scoping Plan calls for shifting to energy-efficient electrification in buildings and transportation as the primary solution to replace fossil-fuel combustion in these sectors, which together account for 60 percent of the state's carbon emissions; and

WHEREAS, the Scoping Plan calls for a phase-down of emissions from fossil fuel-fired electricity generation, while ensuring support and protections for impacted workers as they transition to clean energy jobs;

WHEREAS, the 2021 Jobs Study by the Just Transition Working Group for the NYS Climate Action Council estimates that meeting New York's climate goals will result in a net gain of 189,000 jobs across the state by 2030, alone, with a ratio of jobs gained to jobs displaced of 10 to 1; and

WHEREAS, the Scoping Plan includes measures that would expand the development of renewable resources and battery storage, encourage "agrivoltaics," or the co-location of agricultural activities with solar and wind, and provide resources to communities to assist with renewable siting and land-use planning;

WHEREAS, the Scoping Plan recognizes the critical role that rural landscapes play, both natural and working lands, in sequestering carbon emissions and enabling the state to achieve net-zero emissions, and the importance of agricultural land preservation, open space protection, support for farmers to improve soil health, and policies that expand afforestation and reforestation and incentivize and assist private landowners in implementing sustainable forest management practices;

WHEREAS, the Integration Analysis for the Scoping Plan finds that meeting emissions reduction goals of the Climate Act is technically feasible and will have the additional and significant benefit of improving public health by eliminating co-pollutants from fossil fuel combustion, resulting in an estimated \$50 to \$120 billion in health-related savings by 2050; and

WHEREAS, according to NYSERDA, over half of what New Yorkers currently spend on energy leaves New York, mostly for fossil fuels; and

WHEREAS, our communities would be better served by keeping energy spending primarily within the local economy;

NOW, THEREFORE BE IT RESOLVED, the Village of Tarrytown affirms the critical importance of meeting the emissions and equity goals of the Climate Act, which will help mitigate dangerous warming while delivering the additional benefits of improving public health, economic opportunities, agricultural land open space protection, and quality of life for the people of the Village of Tarrytown; and

BE IT FURTHER RESOLVED, the Village of Tarrytown supports a planning process for a managed transition of the utility gas system that maintains affordable, safe, and reliable utility service and protects low- and moderate-income households from an undue burden in the transition; and

BE IT FURTHER RESOLVED, the Village of Tarrytown supports the recommendations of the Scoping Plan for advanced building codes that will improve the energy efficiency of new buildings, creating healthier living and work environments while reducing monthly energy costs; and

BE IT FURTHER RESOLVED, the Village of Tarrytown supports the recommendations of the Scoping Plan to phase in code requirements prohibiting on-site combustion of fossil fuels in new buildings over a 2024-2027 period; and

BE IT FURTHER RESOLVED, the Village of Tarrytown calls on the Climate Action Council to include in the Scoping Plan the necessary policies and support to help owners of existing buildings improve energy efficiency and transition to zero-emissions equipment, ensuring cost parity with fossil systems, with incentives and financing assistance as necessary; and, be it further

BE IT FURTHER RESOLVED, the Village of Tarrytown supports Scoping Plan recommendations that make electric vehicles more affordable relative to gas-powered vehicles, and expand fast-charging infrastructure; and, be it further

BE IT FURTHER RESOLVED, the Village of Tarrytown urges the Climate Action Council to include in the Scoping Plan recommendations to expand assistance for all-electric upstate municipal transit systems; and, be it further

BE IT FURTHER RESOLVED, the Village of Tarrytown further urges the New York State Department of Environmental Conservation and NYSERDA to immediately launch a sustained statewide public education and information campaign on the benefits of a clean energy economy and climate-friendly choices by consumers of heating and cooling systems, transportation, and products and appliances; and, be it further

BE IT FURTHER RESOLVED, the Village of Tarrytown shall forward copies of this resolution to the Commissioner of the NYS Department of Environmental Conservation, President of NYSERDA, Chair of the NYS Public Service Commission, the NYS Climate Action Council, and Members of the State Senate and Assembly representing the Village of Tarrytown.

RESOLUTION AUTHORIZING THE CONTRACT AWARD FOR THE LIGHTING AND CEILING UPDATE PROJECT AT THE WARNER LIBRARY

On a motion made by Trustee Mitchell, and seconded by Trustee Rinaldi the following resolution was approved with all voting aye.

WHEREAS, the 1979 addition to the Warner Library including the Main Floor Reference Area requires new led lighting, acoustic ceiling tiles and new HVAC vents; and

WHEREAS, the Library Director issued a Request for Proposals with the Scope of Work to be completed including a proposal submission deadline of September 1, 2022 and a submission deadline extension to September 22, 2022; and

WHEREAS, the Library Director received the following two bids:

<u>Company Name</u>	<u>Bid Amount</u>
Graham Restoration Co., Inc. 1052 Port Washington Blvd., #1351 Port Washington, NY 11050	\$126,310.00
RENU Contracting Restoration 1215 Sunrise Highway Copiague, NY 11726	\$132,500.00

WHEREAS, it is the recommendation of the Library Director that the bid be awarded to the lowest responsible bidder, Graham Restoration Co, Inc per their bid of \$126,310.00, and

WHEREAS, the Warner Library has just been notified that the State of New York construction grant awards were just officially announced today and the library will officially be receiving \$71,150 towards this project, with the balance of funding to come from the Warner Library Foundation, or Library Operating Funds, or the future issuance of debt, or some combination of the above.

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby award the bid for the Warner Library Ceiling and Lighting Update project to Graham Restoration Co., Inc., of Port Washington, New York per their total approximate bid price of \$126,310.00; and

BE IT FURTHER RESOLVED that the Village Administrator is hereby authorized and directed to execute a contract with Graham Restoration Co, Inc. per their bid of \$126,310.00.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE MASTER FEE SCHEDULE FOR TAXICAB RATES

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Mitchell the following resolution was approved with all voting aye.

WHEREAS Section 273-12 of the Village Code states that a taxicab owner or driver or a livery owner or driver shall not charge a fare for taxicab services or livery services in excess of the schedule of rates established by the Board of Trustees; and

WHEREAS Uber and other freelance service providers have challenged the business model for traditional taxi services in the Village; and

WHEREAS the Village Board of Trustees deems it necessary to increase the rate for taxi trips within the Village of Tarrytown, but does not want to cause undue burden on passengers or overcomplicate the fee structure;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown hereby sets the allowable taxicab rate for trips within the Village of Tarrytown at \$8.00 per trip within the Village for all parties going to the same address, and sets the rate for Senior Citizens (ages 62 and over) at \$5.00 for trips within the Village of Tarrytown for all parties going to the same address.

RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE SETTLEMENT AGREEMENT BETWEEN THE QUAY OF TARRYTOWN CONDOMINIUM AND THE STATE OF NEW YORK

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Kim the following resolution was approved with all voting aye.

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby authorize and direct the Village Administrator to execute the Amendment to the Stipulation of Settlement among the Village of Tarrytown, the New York State Thruway Authority and the Quay of Tarrytown Condominium solely to the extent of extending the time for the Quay to provide the Village with an easement related to certain proposed improvements to the Westchester Riverwalk for six months, subject to the approval of the Village Attorney.

RESOLUTION TO AMEND APPOINTMENT OF CHARLES MARTINS

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Kim the following resolution was approved with all voting aye.

WHEREAS the Board of Trustees of the Village of Tarrytown appointed Charles J. Martins as a part-time Water and Sewer Maintenance Worker Grade on October 3, 2022 to operate the Water Treatment Plant when the primary Water Treatment Plant is absent or unable to do so, but in order to comply with the provisions of Civil Service, the Village seeks to expedite his appointment using the title of his previous title held during his employment with the Town of Greenburgh, which was Chief Water Treatment Plant Operator 1-B;

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby appoint Charles J. Martins to the part-time position of Chief Water Treatment Plant Operator 1-B under the same terms as his appointment on October 3, 2022 with a monthly stipend of \$2000.00 per month to maintain his Class 1-B Water Operator License and provide coverage in the absence of the Chief Water Plant Operator for up to 40 hours, and will be paid \$90.00 per hour for any on-site water distribution work that is performed above the 40 hours covered by the stipend.

APPROVAL OF THE MINUTES OF THE OCTOBER 3, 2022 BOARD OF TRUSTEES MEETING

On a motion made by Trustee Rinaldi, and seconded by Trustee Mitchell the following resolution was approved with all voting aye.

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, October 3, 2022 as submitted by the Village Clerk.

APPROVAL OF AUDITED VOUCHERS

On a motion made by Deputy Mayor McGovern, and seconded by Trustee Mitchell the following resolution was approved with all voting aye.

Roll Call: Trustee Kim; Yes, Deputy Mayor McGovern; Yes, Trustee Mitchell; Yes, Trustee Rinaldi; Yes, Mayor Brown; Yes

BE IT RESOLVED that the Board of Trustees of the Village of Tarrytown does hereby approve Abstract No. 07 of Audited Vouchers in the total amount of \$834,397.67 as presented by the Village Treasurer, to be paid in the following amounts:

General	\$ 390,048.90
Water	\$ 159,781.27
Sewer Fund	\$ 999.90
Capital	\$ 221,049.65
Library	\$ 10,264.14
Trust & Agency	\$ 52,253.81
Total	\$ 834,397.67

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.

Tom Coughlin from Tarrytown addressed the Board regarding large commercial developments in the Towns of Greenburgh and Mt. Pleasant, specifically the Amazon warehouse, the Bio Med Research Complex that is coming, and the development of Regeneron's South Campus.

While he understands these are outside of Tarrytown's jurisdiction, we are in the path of these developments. Neperan Road is where the traffic has really increased. The Westchester Board of Realtors has called Regeneron's development the largest commercial property existing redevelopment in the county's history. This is right outside our border with Neperan Road as a main gateway. David Aukland was able to obtain data from the Town of Greenburgh as to how many trips are expected to go on that route. The numbers were 110 trips in the am peak, and 108 trips in the pm peak. This is for a development with 90 buildings, with over 1 million square feet of usable space, and 2985 parking spaces in five parking structures. Everyone he has shared this data with thought the numbers were ludicrous. Mr. Coughlin was on the Transportation Council years ago when New York State said they wished to redevelop Neperan Road. Key to their proposal was to widen certain sections of the road and straighten out some turns. Clearly they wished to push more traffic through that route. Many people turned out in opposition of this change stating it would change the character of this town. Our concerns are that we are worried about cut through incremental traffic volume along Neperan Road to and from Route 9, McKeel Ave. to and from Route 9, Sunnyside Ave to Union including the three residential dead end streets, Union Ave. to Highland, Highland to Prospect, and Prospect to Route 9. This isn't theory. When there have been other circumstances beyond our control, we have been inundated with traffic. Mr. Coughlin feels that this is one of the main factors threatening the future quality of life in Tarrytown. While he understands approving any of this was outside of Tarrytown's control, the Transportation Council feels very strongly that we need a sound defensive strategy and game plan. In conclusion, Mr. Coughlin noted that these roads were not designed for this type of traffic, and it will only continue to get worse as time goes by.

Mayor Brown replied that Mr. Coughlin was absolutely right, we should have been included in the planning, but we weren't. We have started counting traffic on roads where it's been noticed that traffic has increased. We are gathering our data, and the Board is looking into the larger vehicles that have been traveling along Main Street. If the Transportation Council has any more ideas, please put them forward. Mr. Coughlin stated that when he served on the TMC years ago, he requested that the Board turn Neperan Road into a one way street on a trial basis and gather data. It's something we might want to consider trying.

Dolf Biel from White Plains thanked the Board for their recent efforts on the waterfront development and the continued momentum they have created. Tarrytown's waterfront is an underutilized resource, and this treasure must be handled carefully. The legacy is fragile, and changes once made will outlast us all. Recent proposals mostly suggested by developers have gone nowhere. That's largely because of insufficient public dialogue at the early stages. Citizen input is an essential key to successful change for virtually all village initiatives. Your recent efforts to encourage public input are wonderful. The Cornell Study and the LWRP will bring more early public involvement. Thank you for fostering these efforts. The Cornell questionnaire is a huge step in the right direction asking two questions, what your concerns are, and what your vision is. Presumably residents will make their views known early in the process. Please continue this great start by not considering any water front area changes until both the CAD study is complete, and the LWRP is formalized. Meaningful citizen input will be encouraged towards a productive outcome we all desire. Mr. Biel thanked the Board for their positive steps they've taken and asks that they please allow them to take effect before considering any changes in the water front area.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:45 pm on a motion made by Trustee Kim, and seconded by Trustee Mitchell with all voting aye: 5-0

Kristine Gilligan
Village Clerk

Accessory Dwelling Units

Information & Statement of Support
by

Tarrytown's Housing Affordability
Task Force

October 17, 2022



Tarrytown Housing Committee

Sadie McKeown (Chair);

Gary Friedland; Peter Feroe;
Rose Noonan; Alexander Roberts;
Craig Singer

Mayor Brown & Deputy Mayor
McGovern; Trustee Liaisons

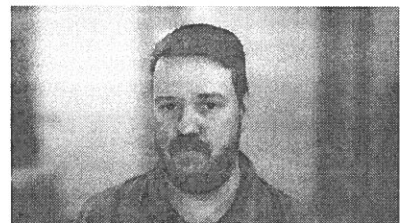
Richard Slingerland, Alissa Fasman;
Staff Support

- Part of Comprehensive Plan Management Committee structure
- Advise Village and non-profits:
 - Village of Tarrytown Affordable Housing Fund
 - Re-housing YMCA residents
 - Tarrytown Rental Assistance Program – emergency assistance during pandemic
- Ongoing and Future Tasks
 - Advise Village and non-profit with respect to Franklin Terrace rehabilitation
 - Recommend zoning changes and other tools to promote the retention and creation of affordable housing options; both regulated and non-regulated
 - Advise Village on new development projects; ensure they further our Village's Housing goals



Housing Supply

- Our region doesn't produce enough new housing
 - Suburban NY counties granted fewer building permits per capita than any other suburban county in MA, CT, NJ, PA, MD, nVA, save Delaware County, PA (2000-2018)
 - Westchester, Nassau, Suffolk share of regional population declined from 24.5% (1980) to 19.2% (2018)
- Housing scarcity is driving up prices, creating economic distortions, and impacting current and future residents



Municipal Strategies to Make Housing More Affordable

- **Direct Construction / Facilitation**
 - Municipal housing, special funds, making land available
- **Inclusionary Zoning**
 - Set-asides during new construction
- **Reduce Regulatory Costs**
 - Improve speed and certainty of approvals, targeted reduction of fees and taxes
- **Permit Expanded Supply**
 - Calibrate *types* of housing
 - Balance with potential impacts and benefits
 - Create co-benefits for existing community and property owners



Accessory Dwelling Units (ADUs)

- 2nd, smaller, dwelling unit on the property of an existing home
 - Attached: Attic, basement, addition
 - Detached: Detached garage, new cottage
- Smaller size; smaller households (singles, younger, and older)
- Support existing neighborhoods (existing residents; existing character)
- Also known as granny flats, in-law units; but not restricted to families



From the Comprehensive Plan

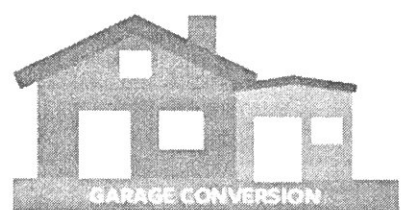
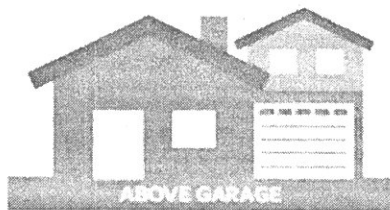
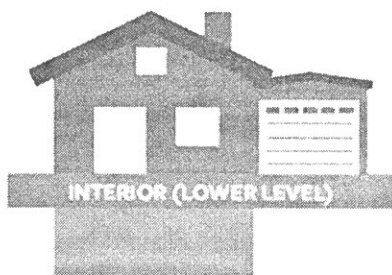
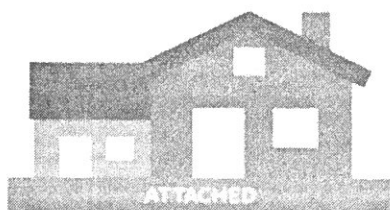
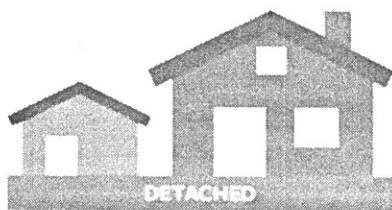
"In areas with large lots and single-family homes, permitting the division into two- or three-family homes, introducing in-law apartments, or allowing accessory units are strategies that could enable more efficient use of existing resources. Although accessory units may increase the Village's regulatory burden, where appropriate, they represent an additional source of monthly income for a homeowner as well as a potentially affordable rental arrangement."



Timeline

- 2021
 - BoT authorized committee to develop ADU proposal for consideration
- 2021/2022
 - Committee developed consensus on key provisions of potential ADU ordinance
 - Monitoring/ responding to state ADU proposal
- May 2022: Presentation to BoT on Committee Consensus
- Summer 2022: Draft legislation
- **Tonight**
 - Information
 - Public Hearing
 - Adoption?





▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

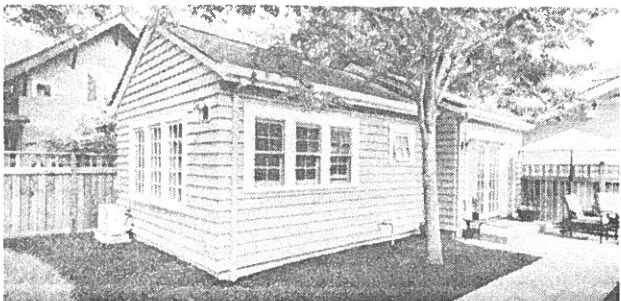
Accessory Dwelling Units



ADU Examples



Attached ADU on house



Backyard ADU SOURCE City of Santa Ana



Above garage



Basement ADU-Image Source-Curbed NY and Shutterstock

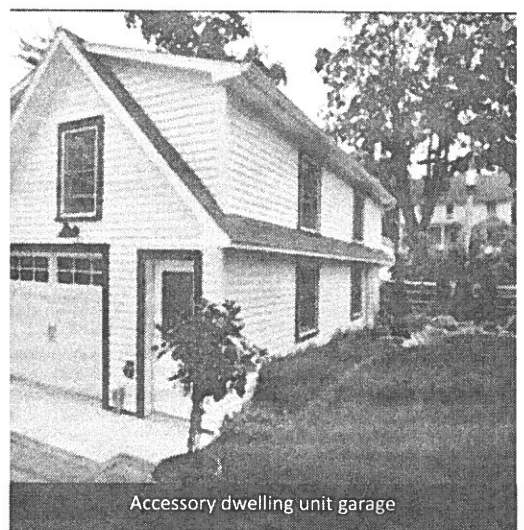


Detached-breezway



Potential Benefits of ADUs

- Allows for the creation/legalization of “*little a*” affordable units
- Provide income for *existing* residents
- Minimal changes to existing neighborhoods
- No additional land costs
- Low cost of construction
- Minimal impacts to infrastructure



Zoning & Regulatory Approach



Where in Village (which zoning districts)



Owner-occupant on premises



Setbacks, height, area requirements



Parking Required?



Size of units (sf, bedrooms)



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

1 per lot in Single-Family Zones



Setbacks, height, area requirements



Size of units (sf, bedrooms)



Owner-occupant on premises



Parking Required?



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

Must be in Village boundary



Setbacks, height, area requirements

New construction complies with existing zoning
New detached: Height of existing house or 25'
Existing non-conforming can participate
Lot size limit on new *detached* ADUs



Size of units (sf, bedrooms)



Owner-occupant on premises



Parking Required?



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

See Village Zoning Ordinance



Setbacks, height, area requirements

See Village Zoning Ordinance for setbacks, height, and area requirements. See also Village Zoning Ordinance for setbacks, height, and area requirements.



Size of units (sf, bedrooms)

2 BR maximum
50% or less floor area than primary house
1,000 sf maximum



Owner-occupant on premises



Parking Required?



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

1. Homebased (HB) and Homebased Professional (HBP)



Setbacks, height, area requirements

Setbacks: 10' front, 5' side, 10' rear
Height: 12' maximum
Area: 1,000 sq. ft. maximum
Setbacks: 10' front, 5' side, 10' rear
Height: 12' maximum
Area: 1,000 sq. ft. maximum



Size of units (sf, bedrooms)

2 BR maximum
50% or less floor area than primary house
1,000 sf maximum



Owner-occupant on premises

Yes (either unit)



Parking Required?



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

Allowed in all zoning districts



Setbacks, height, area requirements

Adapted from the Village of Oakton's zoning code. ADUs are allowed in all zoning districts. Setbacks are 5 feet on all sides. Height is 12 feet. Floor area is 100 square feet or less. ADUs are subject to the same setbacks, height, and floor area requirements as the primary house.



Size of units (sf, bedrooms)

2,500 maximum
50% or less floor area than primary house
1 unit & maximum



Owner-occupant on premises

Yes (owner only)



Parking Required?

Not for ADU
Yes for primary house



Application & renewal processes



Zoning & Regulatory Approach



Where in Village (which zoning districts)

Anywhere in the Village, except in the historic district



Setbacks, height, area requirements

Setbacks: minimum 5 feet from all property lines
Height: maximum 12 feet for detached ADUs, 15 feet for attached ADUs
Area: minimum 100 sq. ft. for detached ADUs, 150 sq. ft. for attached ADUs



Size of units (sf, bedrooms)

200 sq. ft. maximum
50% or less floor area than primary house
1 bedroom maximum



Owner-occupant on premises

Yes (either unit)



Parking Required?

Not for ADU
Yes for primary house



Application & renewal processes

Same as other Accessory uses
Building Department Permit
Planning Board/ARB if meet existing thresholds
180 day for *existing* ADUs to legalize

Other Standards



One ADU per Lot



No new entrances
in front of house

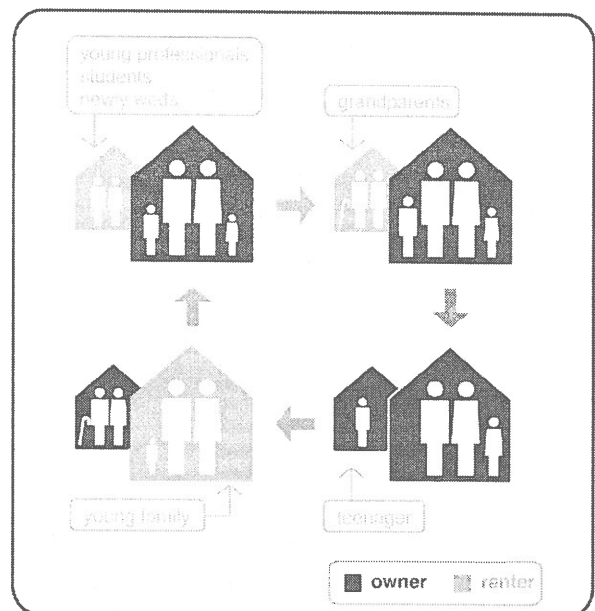


Minimum six-month rental



WHY THE HOUSING COMMITTEE SUPPORTS ADU'S

- Meet the needs of our residents throughout their lives
- Incremental and sustainable strategy
- Complement the built character of our Village
- Personalize regulations to our Village
- Allow vast majority of Village's land to work towards our strengthening our community and advancing our housing affordability goals



Life Cycle Diagram: for family and housing needs

Tonight

- Public Hearing: Hear from others in our community
- Housing Committee urges the adoption of this Local Law by the BoT

