

**VILLAGE OF SLEEPY HOLLOW  
PLANNING BOARD MEETING-APPROVED  
January 19, 2012**

The meeting was called to order at 8:03 pm by George Tanner, Chairman. The Chair noted that a quorum was present.

Present: George Tanner, Chairman  
Nicholas Cicchetti  
Ed McCarthy  
Glenn Rosenbloom  
Isabel Mendez  
Hugh Jones

Absent: John Whysner

Also Present: Shailesh Naik (Charles Manganaro/Village Engineer)  
Owen Wells (Saccardi & Schiff/ Village Planners)  
Sean McCarthy (Building Inspector/ Village of Sleepy Hollow)  
Janet Gandolfo (Village Attorney)  
Anthony DelVecchio (Recording Secretary)

**Announcements –**

None.

**Proposed Agenda:**

<b>1) Rivers Edge</b>	<b>11 River Road</b>	<b>Residential Development</b>
<b>2) Laurentino Rodrigues</b>	<b>172 Valley Street</b>	<b>Mixed-use building</b>
<b>3) Philipse Manor Beach Club</b>	<b>Riverside Drive</b>	<b>Shoreline Repairs</b>
<b>4) Marcelo Poguio 95</b>	<b>College Avenue</b>	<b>Proposed grocery store</b>
<b>5) Antonio Rodrigues</b>	<b>340 North Broadway</b>	<b>Proposed 2<sup>nd</sup> floor addition</b>
<b>6) Approval of minutes for November and December 2011</b>		

**1) Rivers Edge 11 River Road Residential Development -**

This is a public hearing.

The Chair stated that this application is for site plan approval only.

The Chair opened the public hearing.

Lynne Ward is representing this application along with Paul Janos, project engineer Anthony

Castillo, landscape architect John Imbiano and project architect John Jenkins.

Lynne Ward gave an overview of the history of the project. She stated that the application proposed 60 residential units. She started spoke about the architecture of the site.

Anthony Castillo is the project engineer. He spoke about the site plan. He stated that the current site is almost 100% impervious. He stated that there is currently no way for the public to access the Hudson River. He stated that the storm water runoff is currently running off the site and into the Hudson River. He stated that the plan proposed to increase the amount of vegetation at the site to 25%. He stated that the Hudson River esplanade will be extended to the north. He also stated that a stone revetment will be installed to prevent erosion of the shoreline.

Anthony Castillo also stated that storm water backflow preventers will be installed so that a high tide condition will not bring water back into the site. He stated that there will be 2 entries into the property. He spoke about the size of the fire main and sanitary sewer at the site.

John Imbiano is the landscape architect. He spoke about the streetscape on both sides of River Street. He stated that they are proposing some curbing and landscaping at the corner of the site near the DPW garage. He spoke about the proposed light fixtures. He stated that 48 new native trees will be planted and 120 new shrubs.

John Jenkins is the project architect. He spoke about the drop off and site entry point. He spoke about the building height. He stated that it is 60-feet tall. He stated that it is started at a point of +7-feet above sea level. He spoke about the proposed building architecture. He stated that they are incorporating many elements from the adjacent Hudson Harbor site. He presented a rendering of the proposed building architecture. He stated that there is a lot of glass and transparency. He stated that the arrival corner is still being evaluated.

Paul Janos spoke about the positive impacts of the proposed public access to the waterfront and the esplanade connection. He stated that the property taxes that will be generated from this residential project will be more than the Castle Oil site.

Lynne Ward stated that the pier and the public grant that the Village recently received. She also spoke about the seasonal kiosk.

The Chair asked if the Board had any questions.

Hugh Jones asked about the number of units at Hudson Harbor.

Lynne Ward responded 238 over 26 acres.

Hugh Jones stated that the density is 10 units/acre. He stated that the proposed application is 37 units/acre. Hugh Jones stated that the GM site was also proposing 13 units/acre. He questioned

the density.

The Chair responded that the Planning Board cannot modify the density or height of the development based on the previously approved Special Use permit.

Lynne Ward responded that this development will provide a different pricing point for the community.

The Chair asked if the public had any questions.

Susan McFarlane from 105 Ichabod's Landing asked about the timing of the project. She also asked about the maintenance of the planting.

Lynne Ward responded that the site must be remediated and de-commissioned. She stated that construction should start by spring 2013.

Susan McFarlane also stated that she is in favor of the project.

Jeff White from 42 Hudson Street asked about increasing the plantings at the DPW site. The Chair stated that the applicant wants to reclaim some of the property.

Jeff White asked about any additional fill that is proposed on the site.

Lynne Ward responded that there is an area on the southern end that needs to be filled in.

Jeff White asked about the height as compared to the Hudson Harbor site.

Lynne Ward responded that the height would be the same.

Joyce Burn 21 Hudson Street asked about the proposed height of the buildings.

John Jenkins responded that the total of 60-feet will be from sea level. He stated that the site is currently about +7-feet. He stated that there is a one level of indoor garage and then the residential units.

Since there were no further public comments, the Chair made a motion to adjourn the public hearing to the next meeting. Ed McCarthy seconded. It was unanimous (6-0).

The Chair stated that any public questions can be submitted to the Village and the applicant will address them at the next meeting.

No action was taken.

This was adjourned to the next meeting.

**2) Laurentino Rodrigues                      172 Valley Street                      Construct a mixed use building**

William Simeonfrides is the project architect and is representing this application.

Owen Wells read the proposed Resolution aloud.

Nicholas Cicchetti made a motion to approve the Resolution. Ed McCarthy seconded. It was unanimous (6-0).

**3) Philipse Manor Beach Club      Riverside Drive      Public Hearing -**

Tim Judge is the Commodore for the Philipse Manor Beach Club and is representing this application.

The Chair opened the public hearing.

Tim Judge gave an overview of the proposed project. He stated that these repairs are necessary based on the recent storm activities. He also stated that the Beach Club would like to have the ability to make necessary repairs providing that it is not changing the site footprint and not changing the watercourse.

The Chair asked if the Board has any questions.  
There were none.

The Chair asked if there were any questions from the public.  
There were none.

Owen Wells read the draft Resolution aloud.

Isabel Mendez made a motion to approve the Resolution. Ed McCarthy seconded. It was unanimous (6-0).

**4) Marcelo Poguio      95      College Avenue      Proposed grocery store -**

Marcelo Poguio is the owner and is representing this application.

Marcelo Poguio stated that he is proposing to open a small grocery store on College Avenue. He stated that the building is currently used for commercial parking. He stated that the renovations to the building are minimal. He stated that the existing garage doors will be replaced with a new storefront. He stated that the interior will be empty and open.

Owen Wells asked if any food preparation is proposed.



average is 0.15/1000sf.

Antonio Rodrigues stated that the building currently has 13 parking spaces.

Sean McCarthy stated that the lower level use would be factored into the parking calculation.

The Board agreed that the proposed application would be favorable for the Village.

No action was taken.

**6) Approval of minutes for November and December 2011 –**

The minutes from the November 2011 meeting will be reviewed at the next meeting.

The minutes from the December 2011 meeting were reviewed.

Hugh Jones made a motion to approve the minutes as submitted. Isabel Mendez seconded. It was unanimous (6-0).

The meeting was adjourned at 9:21pm