

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

The meeting was called to order at 8:07 pm by Glenn Rosenbloom, Chairman. The Chair noted that a quorum was present.

Present: Nicholas Cicchetti
Ed McCarthy
Glenn Rosenbloom, Chairman

Hugh Jones
Isabel Mendez

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:

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| 1) Philipse Manor Beach Club | Western end of Palmer Ave | Proposed bathroom facilities |
| 2) Robin's Nest 3 | Phelps Lane | Proposed addition |
| 3) Open Door | 300 North Broadway | Public hearing |
| 4) Salvation Army | 90 Valley Street | Proposed Community Center |
| 5) Rivers Edge | 11 River Road | Residential Development |
| 4) Approval of minutes for January and February 2012 | | |
| 5) Other | | |

1) Philipse Manor Beach Club Western end of Palmer Ave Proposed bathroom facilities -

Tom Anders is the President of the Philipse Manor Beach Club. He is presenting this application along with Commodore Timothy Judge and architect Frank Tancredi.

Tom Anders gave an overview of the proposed application.

The Chair opened the public hearing.

Since there were no public comments, the Chair asked if the Board members had any questions.

Hugh Jones asked about the proposed cost of \$90,000. He stated that there were prior proposals that were significantly less and had alternative proposals.

Tom Anders responded that the alternative proposal was a trailer set-up. This is a permanent facility.

Hugh Jones stated that the project is being presented without being presented to the full membership of the Beach Club.

Tom Anders responded that this has been discussed for many years and the information regarding the proposed work is available. He stated that the annual membership meeting is being held in about a week or so.

Nicholas Cicchetti made a motion to close the public hearing. Hugh Jones seconded. It was unanimous (5-0).

Nicholas Cicchetti made a motion to approve the application as submitted. Hugh Jones seconded. It was unanimous (5-0).

2) Robin's Nest 3 Phelps Lane Proposed addition -

Andy Tung is representing this application along with Phelps Director of Facilities, Vincent Forgione.

Andy Tung discussed the overall Master Plan at Phelps Hospital. He spoke about the parking garage, relocation of the Emergency Room and site improvements. He stated that the original plan called for an expansion of the Robin's Nest facility. He stated that the new proposal is a smaller version of the previous approval. He stated that the new wing will proposed 5 new rooms and is a 25% reduction. He stated that the area in front of the building will be re-stripped and widened to accommodate baby carriages and the drop-off area has been enhanced.

The Chair opened the public hearing.

Since there were no public comments, the Chair asked if the Board members had any questions.

Hugh Jones asked about the number of parking spaces. He stated that the overall parking improvements on the master plan are for the entire facility and not for Robin's Nest.

Andy Tung responded yes. He stated that parking for Robin's Nest should not be used by other parts of the medical center.

The Chair made a motion to close the public hearing. Nicholas Cicchetti seconded. It was unanimous (5-0).

Kyle McGovern stated that the address of the property will be 300 North Broadway instead of 1 New Broadway so that people will understand that there is no access on New Broadway.

Edna Robinson of 65 New Broadway stated that the community is concerned about traffic and parking. She stated that she went to Ossining to visit the site. She stated that it is very different from this location.

Rosemarie McMannis of New Broadway stated that she has lived there since October 1972. She stated that parking is always very tight in the area. She stated that many homes do not have parking. She stated that people park on New Broadway from the Horseman Restaurant and other businesses. She stated that there is no room for parking in the area. She stated that patients cannot be stopped from parking on New Broadway.

Donna Gates of 55 New Broadway stated that she is opposed to this application. She stated that there is a handicapped entrance on New Broadway. She stated that taxis will drop people off on New Broadway because they cannot make the turn back towards the inner Village.

Jeremy Ziffchock of 15 Pine Street stated that the traffic studies do not mention alternative side parking. He stated that Jennifer Lobato-Church had requested that her letter be read aloud for the public.

The Chair stated that the Board has a copy and this is not a public hearing so the request was denied. Jeremy Ziffchock summarized the letter. The letter stated that this is not the right location for Open Door.

The Chair stated that this is not a public hearing. He also stated that the Board just received some additional information from the applicant and a decision will not be made tonight.

Caroline Hargraves of 73 New Broadway stated that she is opposed to the application. She stated that Sleepy Hollow is not Port Chester or Ossining. She stated that the traffic study does not mention parking on Saturday. She stated that parking on Saturday is extremely difficult. She stated that Open Door purchased a building that is not zoned for medical uses. She stated that it is zoned that way for a reason.

Concetta lives on New Broadway stated that she can't park in front of her own house.

John Chebettar of Pine Street asked where the clients in the Village come from. He stated that there is a lot of speeding in the area. He stated that the increased traffic in the area will be detrimental to the residents. He stated that on Mahoney Place, cars turn around. He also stated that 48 Beekman Ave can be developed for Open Door. He stated that across from the Salvation Army, the bank is vacant.

Edna Robinson stated that if the variances are granted, when the building is sold, the variances

Janet Gandolfo reviewed a few conditions of the draft Resolution that need to be adjusted.

The following items were clarified:

- 1) the units will be condominiums
- 2) certificates of occupancy and the village's water supply
- 3) Easement on the land so that the applicant or condominium association will be responsible to maintain it. A reserve fund will be established for maintenance of the easement. The balance cannot go below \$50,000.
- 4) Construction to commence within 18 months
- 5) Village permits and the DEC permits for the waterfront shoreline alterations permit.

Hugh Jones stated that the approval is premature based on a lack of certainty regarding the remaining conditions. He stated that the site is too dense. He also stated that there is no indication of how much would be added to the tax revenue of the Village. He stated that there has been no flexibility from the applicant regarding the size and density of the structure. He also stated that the Resolution stated that the WAC found the plan to be consistent with the LWRP. He did not see how the LWRP could be consistent with the application. He stated that that water supply is still an issue.

Janet Gandolfo stated that the applicant cannot move forward until there is an approval from the Village. She also stated that Westchester County will not approve permits until the Village Planning Board approves the site plan.

Owen Wells stated that the WAC found it inconsistent but the Village Trustees provided the findings.

Lynne Ward stated that the original application was for 96 units which were reduced to 80 units and finally 60 units.

Janet Gandolfo also stated that these units will be taxed as condos under the Homestead tax rate.

Ed McCarthy made a motion to approve the draft Resolution. Isabel Mendez seconded. It was approved by a 4-1 vote (Jones opposed).

6) Approval of minutes for November 2011, February and March 2012 –

The minutes from the November 2011, February and March 2012 meeting will be reviewed at the next meeting.

The meeting was adjourned at 10:25pm