

**VILLAGE OF SLEEPY HOLLOW  
PLANNING BOARD MEETING -APPROVED  
May 17, 2012**

The meeting was called to order at 8:10 pm by Glenn Rosenbloom, Chairman. The Chair noted that a quorum was present.

Present:            Nicholas Cicchetti  
                      Ed McCarthy  
                      Glenn Rosenbloom, Chairman  
                      Hugh Jones

Absent:            Isabel Mendez

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 –**

The Chair stated that the June meeting is scheduled for June 21, 2012 which is the same day as the Sleepy Hollow High School graduation. He stated that as a result, the Board will move the meeting to June 28, 2012.

**Proposed Agenda:**

- |   |           |                                  |   |
|---|-----------|----------------------------------|---|
| <b>1) Philipse Manor Beach Club</b>   |           | <b>Western end of Palmer Ave</b> | <b>Proposed bathroom facilities</b>     |
| <b>2) Robin's Nest</b>  | <b>3</b>  | <b>Phelps Lane</b>               | <b>Proposed addition</b>                |
| <b>3) Marcelo Poguio</b>  | <b>95</b> | <b>College Avenue</b>            | <b>Proposed grocery store</b>           |
| <b>4) Open Door</b>   |           | <b>300 North Broadway</b>        | <b>Public hearing</b>                   |
| <b>5) Salvation Army</b>  |           | <b>90 Valley Street</b>          | <b>Proposed Community Center</b>        |
| <b>6) Joao Requeijo</b>   |           | <b>56 Depeyster Street</b>       | <b>Convert 1-family into a 2-family</b> |
| <b>7) Other</b>   |           |                                  |   |
| <b>8) Approval of minutes for November, January, February, March and April 2012</b> |           |                                  |   |

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

This is a continuation from previous meetings.

Tim Judge is the Commodore of the Philipse Manor Beach Club. He is presenting this application.



several topics. He introduced a letter to the Board regarding the proposed shuttle.

The Chair asked who would be responsible for the shuttle.

Kyle McGovern responded that Phelps Hospital will be responsible for running the shuttle but Open Door will be responsible for enforcing the policy. He stated that it will be a condition of their employment. He provided copies of the policy to the Board.

Bernard Adler stated that a study of accidents in the area was performed. He stated that 5-years of records were studied. He stated that the area studied went beyond the high school. He stated that the accidents were all studied based on road conditions and other variables. He stated that the Beekman Ave/ Bedford Road intersection has a higher than desirable rate of accidents. He also stated that 112 pedestrians crossed the intersection during the study timeframe. He showed that a vehicle can enter the parking area to drop off a patient and then turn around and make a right-hand turn out of the property. He provided a sketch of the parking plan to demonstrate the ability to make the turn.

Nicholas Cicchetti asked if there were any pedestrian accidents.

Bernard Adler responded that there were no pedestrian accidents in the 5-year study period.

The Chair permitted some public comments.

Sara (one of the incoming residents) stated that her and her colleagues are excited to work at Open Door as well as being a part of the Sleepy Hollow community.

Shantie Harkisoon (Residency program director) stated that if the application is not approved, the entire program would be in jeopardy.

Jennifer Pagan has been an Open Door employee for 5 years. She stated that the program is so important to the community.

Raquel (new resident to Open Door) stressed the importance of Open Door to the patients.

Jorge (New resident) stated that he is moving his entire family to Sleepy Hollow and hopes to be part of Open Door for many years to come.

Dr. Maria Campos stated that she has been working at Sleepy Hollow for 4 months and she loves the community.

The Chair asked if the Board had any questions.

Hugh Jones stated Open Door is very important to the community. He stated that the intersection is very busy. He stated that although the intersection will be monitored, it is still a

concern. He also stated that the traffic study went beyond the area of Open Door. He stated that the new plan also shows a 70 seat conference room. He stated that depending when the conference room is used, there might be problems with parking.

The Chair stated that the applicant is very important to the community. He stated that the applicant needs to address the issues raised by the public and the Board.

Ed McCarthy stated that pulling over on New Broadway needs to be monitored. He also asked if a patient is dropped off, can another car also enter the parking lot. Lastly, he asked about monitoring employee parking on Beekman Ave.

The Board agreed that the public hearing would be scheduled for the June 28, 2012 meeting.

**5) Salvation Army                      90 Valley Street                      Proposed Community Center**

Michael Stein is the project engineer and is representing this application on behalf of the owners.

Michael Stein spoke about the proposed application. He spoke about the proposed improvements to the storm water management system. He also stated that the amount of impervious surface will decrease.

The Chair asked about the site line analysis.

Michael Stein responded that the analysis was being worked on but was not available for the meeting.

Hugh Jones asked if the Salvation Army was tax-exempt. He stated that the impacts to the Village are only \$13,000 of the total \$64,000 in property taxes.

Hugh Jones asked for clarification on the proposed parking.

Michael Stein responded that there are 41 spaces are being provided but there is an alternative plan to land bank some spaces if they are needed. He stated that 82 parking spaces are needed by the zoning code.

There was an open discussion on the next steps.

The Board agreed that the public hearing would be scheduled for the June 28, 2012 meeting.

The applicant will also apply to the Waterfront Advisory Committee.

Susan Riordan is the project architect and is representing this application along with the owners.

Susan Riordan stated that the applicant wants to convert the walk-out basement into an apartment. He stated that the owners daughter currently lives in the basement and she would like to remain.

Hugh Jones stated that the property complies with the zoning code. He stated that the application seems to be good for the Village.

Since there were no further questions, the Board unanimously agreed that the public hearing would be scheduled for the June 28, 2012 meeting.

**7) Other –**

The Board unanimously agreed to name Hugh Jones as the Deputy Chairman. It was unanimous (4-0).

**8) Approval of minutes for November 2011, January, February, March and April 2012 –**

The minutes from the November 2011, January, February, March and April 2012 meeting were reviewed. The Chair made a motion to approve the minutes as submitted for November 2011, January, February and March 2012 and approve April 2012 as amended. Nicholas Cicchetti seconded. It was unanimous (4-0).

The meeting was adjourned at 9:10m