

Open Door serves the community by providing medical care for patients that have subsidized health insurance or no insurance at all. She stated that their current location is limited because they cannot use the upper floor due to a structural problem. She stated that many locations were evaluated prior to purchasing 300 New Broadway. She stated that Village leaders gave their approval for the proposed use of the building. She spoke about Open Door's locations at Port Chester and Ossining.

Gary DeFrancesca gave an overview of the site plan. He spoke about the existing curb cuts and parking plan. He spoke about the proposed refuse enclosure. He also spoke about the new entry stairway. He stated that the doorways on New Broadway will be closed and will only be used in emergencies. He discussed the changes to the interior lower and upper floor plans. They included conference rooms, exam rooms, bathrooms and residency operations. He spoke about the proposed landscaping plan. He stated that the no left-turn sign exiting the parking lot will remain. He stated that the overhead garage doors have been eliminated and closed off. He stated that patients will be directed to the North Broadway entrance.

Kyle McGovern stated that the site is unique with the residential and commercial components. He stated that the traffic will be directed to the North Broadway side. He stated that Open Door is committed to providing a crossing guard. He stated that all employees must park at Phelps and be shuttled to the Open Door location. He stated that any employee that does not follow the policy will be disciplined. He stated that the shuttle system is a proven system.

Bernard Adler spoke about the traffic impact study that was performed. He stated that the existing facility is 5000sf and the new facility is 12000sf. He stated that the study includes, traffic, parking, pedestrians and accidents. He stated that the traffic study was performed in November 2011 and again in February 2012. He reviewed the area that the traffic study covered. He stated that the traffic counts included morning and evening peak times. He stated that each person was interviewed on how they arrived at the facility. He also discussed the proposed shuttle service for employees. He stated that using the worst case scenario for traffic would be 0.8 seconds. He also stated that 200 pedestrians were added to each leg of the study. He stated that there was no impact.

The Chair asked about the level of service comparison. He asked about the change from "c" to "d". Bernard Adler responded that vicinity development columns were added to the existing conditions so that the public can recognize the level of service. He stated that the actual comparisons are done during the build and no-build. He stated that the GM development impact was added as an impact.

The Chair stated that the area is currently rated as "acceptable". Bernard Adler responded that it's not the responsibility of the applicant to improve the intersection.

The Chair questioned if the area can withstand any additional impacts. Bernard Adler responded that the delay is only 0.8 seconds of a delay.

Bernard Adler discussed the parking study. He stated that the parking count analysis at Phelps Memorial showed that there were over 300 parking spaces available at Phelps at any time of the day. He also spoke about the 1/4 –mile walkability radius. He spoke about the parking availability within 1/4 –mile radius of the site throughout the day. He also spoke about the patient influx times. He stated that the peak time is 12noon-4pm and they expect 27-patients/hour during this peak time. He stated that 11 parking spaces would be needed to support this patient traffic.

Bernard Adler discussed the pedestrian traffic impacts. He discussed crossing points. He spoke about the accident analysis. He stated that there were 98 accidents in the 5-year period that was studied.

The Chair asked about Table 9. He stated that the Table 9 data show that the area is very dangerous.

Bernard Adler responded that people cross the intersection everyday. He acknowledged that the accident rate is higher than the NYS averages.

Geraldine Tortarello stated that the extensive study was performed because they are the only issues regarding this application. She also stated that SEQRA process needs to be started. She stated that she will be asking the Board to start the process by declaring itself as the Lead Agency. She stated that the “no-build” condition needs to be understood. She stated that the baseline is the “no-build” scenario. She stated that actual counts were evaluated. She also stated that other Open Door locations with no parking were also evaluated.

Penny Herbert stated that Mt Kisco, Ossining and Port Chester are larger than Sleepy Hollow. Geraldine Tortarello responded that the areas are Villages and are very comparable since the locations area in residential districts.

Kyle McGovern submitted a petition of 260 patients that are in favor of the application.

The Chair asked if the Board had any questions.

Hugh Jones stated that Open Door is a great asset to the community. He stated that he has crossed the “5-points” intersection over 5500 times in his commute to work. He stated that the impacts to Webber Park, safety of crossing Route 9 and the 70-seat conference room. He stated that the impacts to Webber Park have been addressed but his concerns about the “5-point” intersection are still outstanding. He also wanted to know more about the 70-seat conference room.

Kyle McGovern responded that the traffic report shows that the ability of pedestrians to cross the intersection is safe.

Gary DeFrancesca stated that the conference room occupancy is for code compliancy. He stated that the seating will not accommodate 70 persons. He stated that it will only be for on-site staff training.

Hugh Jones made a motion to open the public hearing. Isabel Mendez seconded. It was unanimous (5-0).

Martha Rubik stated that she walked thru the intersection without an issue. She is in favor of the application. She stated that it could benefit the entire community.

Mario Bellanich (North Washington St) asked about who is paying for the proposed shuttle. Keith Safian responded that it will be paid for by Phelps Hospital and provided as long as it is needed.

Mario Bellanich added that Phelps can build a facility at the Phelps Hospital and provide a shuttle to bring patients to the site. He also opposed to having another property removed from the tax roll. He asked about the ramifications if Open Doors application is denied.

Lindsey Farrell from Open Door responded that the building would have to be sold.

Grey Salcedo of 117 Depeyster Street was in favor of Open Door. She stated that they are a benefit to the community.

Mr. Cameron is a local pharmacy owner. He stated that the Open Door relocation will hurt his business but he is in favor of the expansion. He stated that they served him when he had no health insurance and today he has insurance and he still goes to Open Door because they are professional and provide outstanding service.

Michael Kampden of 12 Gory Brook Road stated that the traffic study is flawed. He stated that Hudson Terrace was included in the study. He also stated that there is alternate side parking counted as available parking spaces. He stated that he has seen speeding cars on Rt 448. He also stated that when Tappan Motors was at this location, a full-time police officer was utilized to control traffic. He stated that he supports the Open Door mission. He stated that the expansion is primarily for the Phelps Residency program. He stated that 12 interior parking spaces were eliminated to provide additional office space. He stated that this building is not suitable for their proposed use.

Edna Robinson (65 New Broadway) she opposes the application. She appreciated the importance of Open Door in the community but the area is already too congested.

Caroline Hargraves stated that there is only one proposed handicapped parking space. She stated that the plan should comply with the American with Disabilities Act. She stated that the increase number of pedestrians crossing the area will have an impact on the number of accidents.

Jeffrey Guzman (Ossining resident) is an Open Door patient. He stated that his mom is a single parent and he receives high-quality treatment as a patient at Open Door. He stated that if you follow the traffic signs, you can safely cross the intersection.

Baba Recedis (146 New Broadway) stated that the public still has not understood why Open Door purchased the property at the most traveled intersection in the Village.

Tim Church (85 New Broadway) stated that cars entering and exiting the parking lot at the same time will back-up traffic on Route 9. He also stated that the increase of space will increase the number of patients. He stated that new patients will probably be coming from outside of the community. He asked the applicant to explain how the new patients will arrive to the location.

Kathleen Dolan (149 New Broadway) stated that parking on New Broadway is very tight. She stated that the neighborhood should not have to suffer to accommodate the applicant. She also stated that Route 9 is heavily trafficked by trucks. She stated that she is in favor of the Open Door mission but the not the impacts to the area.

Awanda Rodrigues works at Open Door. She stated that the Village and applicant should work together to resolve the concerns so that Open Door can continue to support the community.

Keith Safian is the CEO of Phelps Hospital. He stated that when the GM plant was open, the employees used Beekman Avenue. He added that Phelps will not refer patients to Open Door. He also stated that Primary Physicians are needed in that area. He stated that Phelps Hospital will become a teaching hospital and the Open Door location will be an integral piece of the area.

Mr. Pacero (former Village Police Officer) stated that pedestrians crossing the intersection are not an issue. He stated that he understands the concerns of the Village but the Board should look at the whole picture.

Antonio Rodrigues (owner of 340 and 358 North Broadway) stated that residents park in his parking lots illegally and go to Beekman Avenue. He stated that patients will park on the street.

Dr. Rebecca Collins stated that she will be parking at Phelps Hospital and taking the shuttle. She works at Open Door for the last 1.5 years. She stated that the current location has no parking and patients still get to the facility. She stated that the demand for Open Door services is increasing.

Brenda Molina (49 North Washington Street) stated that she was treated as a newborn at Open Door. She stated that her parents walk to Open Door and she also walks to Open Door.

Cecelia Montalvo (127 Beekman Ave) stated that her children walk to school everyday. She stated that the pedestrians crossing the intersection should not be an issue.

Since there were no public comments, Hugh Jones made a motion to close the public hearing. Isabel Mendez seconded. It was unanimous (5-0).

Major Sue Foley stated that the Salvation Army has been in Tarrytown for over 70 years. She stated that they are a church and have music programs and a food pantry for the community. She stated that on Sundays, there is a fellowship meal that is open to the public.

Hugh Jones spoke about the required and proposed parking spaces.

Michael Stein responded that the 82 parking spaces are based if the entire facility is utilized at the same time. He stated that the applicant is proposing 42 parking spaces.

Hugh Jones spoke about the water pressure at the location.

Michael Stein responded that since the site is at a lower elevation from the Villages supply, the site will have no problems with pressure.

Shailesh Naik responded that the DPW Chief can measure the water pressure at the site.

Hugh Jones asked about sewage capacity.

Janet Gandolfo responded that the DPW Chief will be consulted.

Hugh Jones asked about the stacking.

Michael Stein responded that the current plan does not include stacking.

Hugh Jones made a motion to refer the application to the ZBA. Ed McCarthy seconded. It was unanimous (5-0).

4) Joao Requeijo 56 Depevster Street Convert 1-family into a 2-family

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

The Chair asked if the returns were received.

Janet Gandolfo responded yes.

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

Ed McCarthy made a motion to open the public hearing. Isabel Mendez seconded. It was unanimous (5-0).

Janet Gandolfo stated that according to Sean McCarthy, there are no current building department

issues.

Since there were no public comments, Hugh Jones made a motion to close the public hearing. Isabel Mendez seconded. It was unanimous (5-0).

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

5) Approval of minutes for May 2012 –

The minutes from the May 2012 meeting were reviewed. Hugh Jones made a motion to approve the minutes as submitted. Ed McCarthy seconded. It was unanimous (5-0).

The meeting was adjourned at 11:10pm