





signatures of residents indicating that they will follow Open Doors methods of accessing the site. He submitted an additional 200 signatures.

The Chair asked if the Village consultants had any questions.

Owen Wells asked about the staffing numbers and the programs that the site will operate.

Kyle McGovern responded that it was projected that patients treated will ramp up as staffing increases over 3 years.

Lindsey Farrell is the Open Door CEO. She responded that the staffing numbers are for Open Door operating at its maximum number of residents (18) which will occur over 3 years.

Anita Wilenka is the COO of Open Door. She stated that 18 residents will not be at the facility at the same time. She stated that only 6 residents can be on-site at any one time.

Owen Wells asked if the successes of the nutrition and residency programs will impact the peak parking and traffic data.

Keith Safian, the CEO of Phelps Hospital, stated that additional residents cannot be added because the residency program is capped as per the national organization.

Becky Williams is the Associate Director of the Residency program. She stated that new residents can only see 2 patients a day. She stated that the program cannot expand any further at this location.

Gary DiFrancesco is the project architect. He stated that the existing curb cut has been unchanged. He stated that the parking spaces have also remained unchanged. He stated that rubbish pickups can be scheduled around the operating hours for the facility.

Owen Wells responded that he is concerned with the interior movements are an issue.

Sean McCarthy stated that the previous application was approved with parking inside the building. He stated that the size of the building is doubling since the parking in the lower level is being eliminated. He asked about the pick-up procedure for trash.

Gary DiFrancesco responded that the garbage truck would have to drive forward and back out of the parking lot onto Route 9.

Sean McCarthy asked about pedestrian traffic into the building.

Gary DeFrancesco responded that a path can be created thru the handicapped van buffer.

Sean McCarthy responded that the applicant is overlapping services.

The Chair stated that the parking issues will be handled by the Zoning Board.

Penelope Herbert asked if the traffic report indicated that the accidents are occurring because of signage, why the Village isn't contacting the DOT to correct the signage.

The Chair responded that he agreed with her statement but the signage matter should be discussed with the Village.

Kyle McGovern stated that the applicant is not ignoring the previously approved site plan. He stated that his office was across the street for 3 years and there were never any accidents in the intersection.

Isabel Mendez made a motion to re-open the public hearing. Hugh Jones seconded. It was unanimous (6-0).

The Chair stated that many people from the public have already spoken before. He asked that people who haven't spoken yet be allowed to speak first.

Karen Wompa 122 Bedford Road read a prepared statement regarding the Downtown Revitalization Committee and the selection of 300 North Broadway with Open Door. She stated that the Downtown Revitalization Committee did not have a meeting with the applicant. She summarized a 2010 meeting with Lindsay Farrell regarding 80 Beekman Ave and the existing structural issues with the site. She stated that a meeting was scheduled with the Downtown Coordinator and Lindsey Farrell at 263 North Broadway. At the time, Lindsay Farrell stated that the Board would not agree to purchase 263 North Broadway. She stated that she has never had any other conversations regarding Open Door purchasing 300 North Broadway.

Patrick Munroe of 63 New Broadway stated that whoever operates at the location, pedestrian traffic will be an issue. He stated that recently he was trying to cross the street and was almost hit by a truck that ran the light. He cited another traffic incident where he was almost hit by another car. He stated that the DOT analyzed the intersection back in 1999. He stated that the applicant, DOT and the Village will have to work together to correct the pedestrian hazards at the site. He stated that the same problems exist today that existed 30 years ago.

Margers Pinnis of 148 New Broadway stated that he has also seen many near misses in the intersection. He stated that the applicant is moving their location from the inner Village to an area that is not as convenient. He noted several other near misses and said that the intersection is dangerous.

Rosemarie MacManus of 31 New Broadway is a local resident for over 40 years. She stated that the intersection is a hazard. She stated that the area is residential and not commercial. She stated that many kids ride bicycles in the area. She said that you cannot tell people where they can park and make a U-turn. She stated that many patients of Open Door live in Tarrytown

Sonja Munroe of 63 New Broadway read a letter from her neighbor Vladimir Klenminko (64 New Broadway) who could not attend. The letter notes that they are in favor of the application but the Board should resolve the issues regarding congestion, traffic and parking.

Matt Clayton stated that he supports affordable healthcare and Open Door. He also stated that they are not planning for adequate parking for the area.

Karin Wompa stated that issues regarding signage on Route 9 cannot simply be resolved by contacting the DOT. She stated that the Village is on a list to have a study performed on Route 9.

Baba Residas of 51 New Broadway stated that if a car wants to travel South on Route 9 when leaving the site, they will have to travel thru Webber Park. She stated that the traffic study does not include traffic from service vendors and deliveries to residents in the area.

Michael Kampen of 12 Gory Brook Road stated that most people who spoke in favor of the application should state if they are employed by Open Door. He stated that another speaker noted the number of parking spaces available. He stated that the traffic study does not incorporate the alternate side parking on Broadway. He stated that Hudson Terrace was noted in the report but he feels that Hudson Terrace is practical. He stated that the report discussed 24 meter spaces in the municipal lot were included as free spaces.

Caroline Hargreaves of 73 New Broadway stated that since the area is so dense, the entire picture should be looked at. She stated that the Board should look at the critical accident rate. She stated that since Open Door is moving farther away from the inner Village, more patients will start to drive to the location.

Jeremy Zifchock of New Broadway stated that everyone agrees that Open Door is good for Sleepy Hollow but he questioned if this location is the correct one. He stated that 10% of the parking spaces must be handicapped with at least one parking space being van accessible. He stated that the handicapped entrance will be on New Broadway but the law states that the handicapped entrance must be located at the closest location to the parking area. He stated that the steep grade to access the handicapped entrance is an issue.

Megan Waterburg is the Practice Manager for Open Door in Ossining. She stated that the patients do not use the parking meters in the Ossining area. She stated that many of their patients cannot afford a car. She stated that many of their patients struggle to put food on their tables.

Dr Sarah Pauling lives in 1 Phelps Lane in Sleepy Hollow. She stated that the 6 new residents all want to stay in the area. She stated that the community is very passionate about the issues. She stated that Open Door has addressed all of the issues. She stated that this is the first Family Residency program in NYS in over 10 years.

Carlos Garcia at 24 New Broadway stated that people should say where they live in the Village.

Rosemarie McManus stated that she is a nurse and deals with clinics. She stated that they should

be bused to the hospital for services.

Donna Gates of 53 New Broadway stated that she is opposed to the application. She requested that the application be denied based on the parking impacts. She stated that the residents had concerns about the speed on New Broadway. She stated that the Village listened and responded. She stated that the Village Board responded by reducing the speed limit in the area. She also spoke about the Webber Park median to redirect tractor trailers away from New Broadway. She also stated that Douglas Park renovations were also completed by having Webber Park residents work together with the Village Trustees to create the renovations needed in the park. She also stated that the Planning Board needs to do their part and protect the residents of Webber Park. She submitted a petition of local residents against Open Door.

The Chair asked if the Board members had any comments.

Hugh Jones stated that Open Door is aware that this is not the optimum location for their business. He stated that they tried to show the spirit of cooperation by providing a crossing guard at their expense. He also stated that the flyer to all of their patients showing how to access the site as well as the shuttling staff from Phelps to the site is a good effort. He stated that he would be in favor of the application with one caveat. He stated that if parking is an issue, what is Open Doors contingency plan for providing parking.

Ed McCarthy stated that a previous applicant wanted to install a car wash in the area but was denied due to congestion. He stated that another local application on Rt 9 took a long time to get approved due to the location of the curb cut on Rt 9. He stated that the previous applicant at this location had a very difficult time getting the application approved. He stated that he is not comfortable with the parking plan.

Janet Gandolfo stated that since parking is an issue, a referral to the ZBA might be in order.

Sean McCarthy stated that the new entryway will bring all pedestrian traffic thru the parking lot. Gary DiFrancesco responded that pedestrians can walk thru the handicapped parking space. Sean McCarthy responded that services are overlapping.

Sean McCarthy also stated that the garbage pickup will involve having the truck enter the parking lot and have the dumpster rolled to the truck.

Gary DiFrancesco responded yes.

Sean McCarthy responded that the garbage truck must then back out onto Rt 9. He stated that the plan should be revised prior to presenting to the ZBA.

Mario Belanich 153 North Washington stated that the location is not good for the proposed business. He also stated that he never heard of providing employee parking over 1 mile away.

Jeffrey Guzman from Ossining stated that Open Door is addressing every issue regarding traffic

and parking. He stated that the no-left turn from the parking lot would not be a problem since many people would travel down Lawrence Ave to get back to the inner Village. He stated that Open Door should be given the chance to grow.

Ed McCarthy made a motion to close the public hearing. Hugh Jones seconded. It was unanimous (6-0).

Geraldine Tortorella stated that the property is in a C1 Commercial District and not in a Residential District. She also stated that the new facility is very close to the current facility. She stated that the van accessible parking space requirements have been met. She also discussed the expansion of the program. She stated that the program was presented at full occupancy although the program will not be at full occupancy for quite some time. She stated that some windows and doors on New Broadway will be closed up and will only be used for emergency egress. She stated that concerns about the site plan should be presented promptly. She stated that this location is not a conventional medical use. She stated that this is the 4<sup>th</sup> Open Door location that does not have conventional parking in a community. She stated that Open Door has been able to be successfully.

Janet Gandolfo stated that the applicant has been made aware of comments in the past. She stated that questions have been made by the Village staff throughout the review process. She stated that the application should be referred to the ZBA for the requested variances.

Geraldine Tortorella stated that the applicant has had several meetings with Sean McCarthy and they would like all comments on the site plan so that they can be addressed.

Janet Gandolfo stated that the Planning Board and ZBA do not meeting in August. She stated that the ZBA will meet in September.

Sean McCarthy stated that the variances will be based on the application that is submitted.

The Chair made a motion to refer the application to the ZBA. Hugh Jones seconded. It was unanimous (6-0).

Keith Safian stated that the Residency Program is very important to Phelps Hospital. He stated that the Residents are essential to replacing retiring doctors in the hospital.

### **3) Approval of minutes for June 2012 –**

The minutes from the June 2012 meeting were reviewed. Hugh Jones made a motion to approve the minutes as amended. Ed McCarthy seconded. It was unanimous (6-0).

The meeting was adjourned at 10:10pm