

**Village of Sleepy Hollow
Planning Board Meeting - Approved
March 21, 2013**

The meeting was called to order at 8:00pm by Glenn Rosenbloom, Chairman.
The Chair noted that a quorum was present.

Present: Ed McCarthy
Glenn Rosenbloom, Chairman
Nicholas Cicchetti
Anthony DelVecchio
Isabel Mendez

Absent: Hugh Jones
Penny Herbert

Also Present: Sean McCarthy (Village Building Inspector)
Shailesh Naik (Charles Manganaro/Village Engineer)
Owen Wells (VHB Engineering/Village Planners)
Mary Gerlanc (Recording Secretary)

Announcements - There were no announcements.

Proposed Agenda:

1) Chestnut Petroleum Distributor Inc.	215 No. Broadway	Resolution
2) C.A.R.S. Inc.	333 No. Broadway	Discussion
3) Beekman Realty, LLC	110 Beekman Ave.	Preliminary Presentation
4) The Salvation Army of Greater New York	90 Valley Street	Discussion
5) Approval of Minutes		January 17, 2013

1) Chestnut Petroleum Distributor Inc. 215 No. Broadway **Resolution**

This is a resolution for an application for a proposed convenience store and alterations.
Chris Gent, Construction Manager for Chestnut Petroleum Distribution Inc., represented the application.

The Chair stated there were a number of issues the Board had asked the applicant to adjust on their plans. He asked Owen Wells if he had reviewed the new plan and had any questions for the applicant.

Owen Wells asked the applicant to submit lighting detail specs for the building permit.

The Chair asked the applicant if the business would operate 24 hours per day, seven days a week. Mr. Gent stated they would be open 24 hours per day unless there is a code issue. The Chair stated there was no code issue however, if nearby residents complain, then the Board would have to address those concerns with the applicant.

The Chair asked if there were any comments from the Board. Nicholas Cicchetti stated that the gas station had been opened 24 hours a day. There were no other comments.

The Chair noted the applicant must appear before the Architectural Review Board. Mr. Gent stated they already filed an application with the Architectural Review Board.

Owen Wells read the resolution into the record.

Motion to approve the resolution: Nicholas Cicchetti Seconded: Isabel Mendez
All in favor Absent: Penny Herbert, Hugh Jones

2) C.A.R.S. Inc. 333 No. Broadway Discussion

No one appeared for this application

3) Beekman Realty, LLC 110 Beekman Avenue Preliminary Presentation

Frank Tancredi, architect, represented this application. Mr. Tancredi presented revised plans to the Board for this application.

The applicant originally proposed to use warehouse space on the ground floor of this building and then review the residential portion of this property at a later date. They listened to the Board's comments at the last meeting and decided to put some business use on the ground floor and residential use on the second floor. Mr. Tancredi presented revised plans to the Board.

The second floor has two apartments; a one-bedroom apartment and a studio apartment. The building would have a sprinkler system so they could use the stairway in the front of the building. The lower level would be approximately 900 square feet with storage space in the back, a handicapped bathroom and access to off-street loading in the rear of the building. The footprint of the building would remain the same. The applicant is asking for a favorable recommendation to the Zoning Board for a parking variance.

The Chair expressed appreciation for the applicant's change to the plans. He asked about the state of the stairwell in the rear. Mr. Tancredi stated it would likely be removed from the building since the front stairwell would be accessible.

The Chair asked Sean McCarthy about his discussions with the owner regarding the rear staircase. Mr. McCarthy stated the owner told him he would probably remove the stairs if

they were not repairable and if he chose to put in another staircase, it would be new construction that wouldn't take up as much space on the Cortlandt Street side of the building.

Sean McCarthy asked if the applicant would be providing a loading space. Mr. Tancredi indicated an area on the plan. Mr. McCarthy stated they might need to provide more space because of the refuse area for the commercial use of the building.

Anthony DelVecchio asked about the detail for the second and third floor. He asked if the applicant was only proposing two apartments. Mr. Tancredi agreed.

Sean McCarthy asked the square footage of the two apartments and if the applicant had considered making just one apartment. Mr. Tancredi replied that the applicant felt one apartment would be too large for this building and that they would reach a greater audience with a studio and a one-bedroom.

The Chair stated that the Board could make a positive recommendation to the Zoning Board.

4) The Salvation Army of Greater New York

90 Valley Street

Discussion

William Null, Cuddy and Feder, along with Michael Stein from Hudson Engineering represented the application.

Mr. Null asked the Board to set a public hearing for this application for next month. The applicant had not made any meaningful changes to the plans. The Zoning Board granted a parking variance and allowed the applicant to landbank 10 parking spaces. The applicant is currently before Tarrytown for site plan approval for the Tarrytown portion of the property. Mr. Null indicated the area that is in Tarrytown's jurisdiction on the plans.

The Chair asked if the applicant is also scheduled to appear in front of the Architectural Review Board. Michael Stein agreed.

Owen Wells asked Mr. Stein to go through the changes to the site.

Michael Stein stated the circulation for the parking lot was modified slightly to allow a one-way in and a one-way out. Vehicles would pull in on Wildey Street and then pull out on Valley Street. That is the only change in addition to the landbanking, which affected the spaces that were closest to the street sides of the property.

Mr. Null mentioned that they would be installing aluminum wrought iron-style fence set back 2 - 3 feet from the property line so they could have hedges around the fence, which would soften the look of the fence but still provide security. Mr. Null stated they had submitted that landscape plan to the Board.

Owen Wells asked the location of the nearest parking meters to the property. Michael Stein stated they had eliminated several curb cuts along Valley Street, which would add parking spaces to compensate for any that were lost due to the new driveway. Discussion ensued regarding the curb cuts.

The Chair stated that the landscaping plan seemed robust. Michael Stein stated the applicant would be planting arborvitae to provide screening from Wildey Street into the parking area. They would also provide a 3-foot hedge in front of the fence

The Chair asked about the lighting plan. Michael Stein stated that all the levels were prepared so there would be no trespass of light onto any adjoining properties. He also stated their parking area is 20-25 feet below any areas that would be visible from above.

The Chair asked about the landbanked parking spots. Mr. Null stated that area would have landscaping around it as well to soften the view. Mr. Stein stated that the area would have grass and there would be a stormwater system designed for that site in the event they would have to construct those spaces in the future. The lighting was also extended in the event that parking spaces have to be added.

The Chair asked if there were any questions. Owen Wells asked the applicant to explain the circulation in the parking lot. Michael Stein stated vehicles would pull into the lot off Wildey Street and out of the lot on Valley Street, which is a one-way going south. Mr. Null stated they would add signage to indicate the one-way entrance/exits.

Owen Wells asked Sean McCarthy if there was any concern about exiting the lot so close to the traffic light on Valley Street. Mr. McCarthy stated they would have to check the on-street parking and the stop lines for that street. Discussion ensued.

The Chair stated they would set notice for a public hearing for April 18, 2013.

5) Approval of Minutes

February 21, 2013

The Chair asked for a motion to approve the minutes.

Isabel Mendez made the motion.

Ed McCarthy seconded the motion.

The Board approved the minutes.

Absent: Hugh Jones, Penny Herbert

The Chair asked for a motion to adjourn the meeting.

Isabel Mendez made the motion.

Ed McCarthy seconded the motion

The Board voted in favor.

Absent: Hugh Jones, Penny Herbert

The meeting was adjourned at 8:27pm