

**Village of Sleepy Hollow
Planning Board Meeting
November 6, 2014**

The meeting was called to order at 8:00pm by Chairman Eliot Martone.

Present: Eliot Martone, Chairman
Ed McCarthy
Hugh Jones
Sandra Spiro
Carl Aridas
Anthony DelVecchio

Isabel Mendez (Absent)

Also Present: Janet Gandolfo (Village Attorney)
Sean McCarthy (Village Architect)
James Natarelli (Dolph Rotfeld Engineering/Consulting Engineer)
David Smith (Village Planner)
Anthony Giaccio (Recording Secretary)

Agenda:

- 1) Open Door Family Medical Center - 300 North Broadway - Continued Public Hearing**
- 2) Gary and Michelle McLean - 404 Old Broadway - Resolution**
- 3) Phelps Memorial Hospital Center - 701 North Broadway - Resolution**
- 4) Deven Sharma and Om Dhiman - 178 Beekman Avenue - Resolution**
- 5) Historic Hudson Valley - 381 North Broadway - Resolution**
- 6) Approval of Minutes - October 16, 2014**

Chairman Martone stated that the Open Door continued public hearing will be moved to the end of the agenda.

1) Gary and Michelle McLean - 404 Old Broadway - Resolution

Attorney, Jeffery Shumejda represented the applicant.

The Board reviewed the findings and reviewed a resolution to approve a delicatessen at 404 Old Broadway (attached).

Chairman Martone asked the consultants if they were satisfied with the project. Mr. McCarthy said the details related to the trash pick-up will be addressed at a later date.

Motion to approve the findings and the resolution:

Moved: Martone

Seconded: Aridas

Absent: Mendez

Vote: 6-0

APPROVED

2) Phelps Memorial Hospital Center - 701 North Broadway - Resolution

Donna Maiello of Divney Tung Schwalbe represented the applicant.

The Board reviewed the findings and reviewed a resolution to approve a new lobby and MRI at Phelps Hospital, 701 North Broadway (attached).

Chairman Martone asked the consultants if they were satisfied with the project. Mr. McCarthy said the use of the old MRI will be addressed at a later date.

Motion to approve the findings and the resolution:

Moved: Spiro

Seconded: Aridas

Vote: 6-0

Absent: Mendez

APPROVED

3) Deven Sharma and Om Dhiman - 178 Beekman Avenue - Resolution

Deven Sharma represented the applicant.

There was a discussion about approving the project on a trial basis for 18 months, which is consistent with the Zoning Board's variance. The applicant would be required to get approvals from both boards in order to get an extension.

The Board reviewed the findings and reviewed a resolution to approve a house of worship at 178 Beekman Avenue for 18 months.

Motion to approve the findings and the resolution:

Moved: Jones

Seconded: McCarthy

Vote 6-0

Absent: Mendez

APPROVED FOR 18 MONTHS

4) Historic Hudson Valley - 381 North Broadway - Resolution

Brian Blaney of Historic Hudson Valley represented the applicant.

The Board reviewed the findings and reviewed a resolution for preliminary site plan approval.

Motion to approve the findings and the resolution:

Moved: McCarthy

Seconded: Jones

Vote 6-0

Absent: Mendez

PRELIMINARY APPROVAL

5) Open Door Family Medical Center - 300 North Broadway - Continued Public Hearing

The applicant's attorney Geraldine Tortorella made opening remarks. Ms. Tortorella introduced architect Gary Gianfrancesco and traffic engineer Michael O'Rourke. Ms. Tortorella addressed concerns that were raised at the last Planning Board meeting. She summarized the signage, gates, and the landscaping plan.

The Board had no questions related to signage.

The Board had concerns about the types of gates being proposed at each of the three locations.

After discussion with the Board, the applicant agreed to the following changes.

- The chain at 300 North Broadway will be removed.
- The gate at 310 North Broadway will be a decorative aluminum glass overhead gate.
- There will be no gate at 316 North Broadway, but fencing will be permitted.

Landscaping will be coordinated with the Department of Transportation and the Route 9 Project.

There was a Discussion about whether or not to permit left turns out of 310 and 316 North Broadway.

Chairman Martone said that the Village should err on the side of caution by not permitting left turns out of 310 and 316 North Broadway.

Ms. Tortorella said that she respects Chairman Martone's concern, but said that there is no factual basis to support his position. Ms. Tortorella offered a compromise by suggesting time limits or a temporary permit.

Mr. Aridas is concerned about the small margin for error related to the sight distance.

Mr. Jones said that C-Town prohibits left turns out of its parking lot, so why can't Open Door.

Mr. O'Rourke responded by saying that the C-Town lot is closer to the traffic signal.

Motion to open the public comments:

Moved: Martone

Seconded: Aridas

Vote: 6-0

Absent: Mendez

Ms. Tortorella suggested a compromise by permitting left turns out of 316 North Broadway, but not out of 310 North Broadway. The Board was amenable to this.

Dorothy Handelman said that C-Town is not a fair comparison because there is a lot more traffic at that location.

George Elomos works for Open Door and says that most of the patients walk and that there will be a lot less traffic than expected.

Chairman Martone confirmed with the consultants are comfortable with the plan and requested that a draft resolution incorporating the changes be prepared for the next meeting.

Motion to close the public hearing:

Moved: Jones

Seconded: Aridas

Vote: 6-0

Absent: Mendez

APPROVED PENDING RESOLUTION

6) Approval of the October 16, 2014 Planning Board Minutes

Motion to approve the minutes of the October 16, 2014 Planning Board meeting:

Moved: Jones Seconded: McCarthy Vote: 5-0-1 (DelVecchio abstained)
APPROVED

Motion to adjourn the meeting at 9:30:

Moved: DelVecchio Seconded: Aridas Vote: 6-0