

**Village of Sleepy Hollow
Planning Board Meeting
July 17, 2014**

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

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

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

Agenda :

- 1) Maken Land Development, 545 No. Broadway - Continued Public Hearing**
- 2) 139 Cortlandt Street LLC - 139 Cortlandt Street - Resolution**
- 3) Lighthouse Landing Venture, LLC. - 199 Beekman Avenue - Preliminary Presentation**
- 4) Open Door Family Medical Center Inc. - 310 North Broadway Preliminary Presentation**
- 5) Scarabee Holdings, LLC - Bedford Road - Preliminary Presentation**
- 6) Gary and Michelle McLean - 404 Old Broadway - Discussion (Pending ZBA approval)**
- 7) Approval of Minutes - May 22, 2014 and June 19, 2014**

Chairman Martone made opening remarks. He explained that some items on the agenda were public hearings and others were preliminary discussions only. Mr. Martone mentioned that the application for Lighthouse Landing is historic and that the residents are excited about the possible redevelopment of the old General Motors property.

1) Maken Land Development, 545 No. Broadway - Continued Public Hearing

Chairman Martone said that the applicant's attorney has sent a letter requesting an adjournment. Chairman Martone said that since the applicant has missed several meetings, the adjournment will be granted only if the applicant complies with certain conditions.

Motion was made to direct Sean McCarthy to notify the applicant that the application is adjourned with the following conditions;

- 1) The applicant must make an effort to prepare for the next meeting
- 2) The applicant must attend the next meeting
- 3) The applicant must re-notice the application

Moved: Jones

Seconded: Mendez

Vote: 7-0

ADJOURNED WITH CONDITIONS

2) Cortlandt Street LLC - 139 Cortlandt Street for a change of use

Daniel Panessi represented the application. The project was before the Planning Board last month. Village engineering consultant James Natarelli provided the Board with written comments (attached). The board had no objections with the plan, but did specify certain concerns that need to be addressed. A resolution outlining the conditions for site plan approval needs to be prepared and approved by the engineer.

The conditions include

- 1) The applicant must provide proof of the signed easement agreement.
- 2) The applicant must provide a third dry well.
- 3) The drainage must conform to the existing site plan.
- 4) The retaining wall will need to be repaired to the engineer’s satisfaction.
- 5) Lighting will be installed with the proper intensity.

Motion was made to approve the site plan with these conditions

Moved: Martone

Seconded: McCarthy

Vote: 7-0

APPROVED SUBJECT TO CONDITIONS

3) Lighthouse Landing Venture, LLC. - 199 Beekman Avenue - Preliminary Presentation

The applicant’s attorney Peter Wise made opening remarks. Lighthouse Landing Venture, LLC is a partnership between Diversified Realty Advisors and Sun Cal. They are interested in redeveloping the General Motors Property. Jonathon Stein and George Carfagno of Diversified Realty Advisors were in attendance. Mr. Stein gave an overview of his company. Peter Johnson and Peter Chavkin represented Sun Cal. Mr. Johnson gave an overview of his company. Planner Andy Tung summarized the proposed project which has a special permit from the Village Board. Mr. Tung explained that the General Motors property has to be sub-divided prior to the sale of the property. The plan is to formally sub-divide the property into the three existing parcels (east, west and south). Mr. Tung explained that this sub-division will confirm the current conditions. Village engineering consultant James Natarelli provided the Board with written comments (attached)

Motion to declare lead agency for the sub-division:

Moved: DelVecchio

Seconded: Jones

Vote: 7-0

Chairman Martone said that the applicant has provided enough information to set a public hearing.

Motion to set a public hearing on this proposal for September 18, 2014

Moved: Mendez

Seconded: McCarthy

Vote: 7-0

PUBLIC HEARING SET

7) Approval of the May 22, 2014 and June 19, 2014 Planning Board Minutes

Motion to approve the minutes of the June 19, 2014 Planning Board meeting:

Moved: DelVecchio

Seconded: Mendez

Vote: 6-0-1
(Aridas Abstained)

The May 22, 2014 minutes were tabled.

Motion to adjourn the meeting

Moved: Aridas

Seconded: DelVecchio

Vote: 7-0