

**Village of Sleepy Hollow
Planning Board Meeting
September 18, 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)
Sean McCarthy (Village Architect)
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) **Lighthouse Landing Venture, LLC. - 199 Beekman Avenue - Public Hearing**
- 3) **Open Door Family Medical Center Inc. - 310 North Broadway - Public Hearing**
- 4) **Scarabee Holdings, LLC - Bedford Road - Preliminary Presentation - Public Hearing**
- 5) **Gary and Michelle McLean - 404 Old Broadway - Discussion (Pending ZBA approval)**
- 6) **Deven Sharma and Om Dhiman - 178 Beekman Avenue - Preliminary Presentation**
- 7) **Phelps Memorial Hospital Center - 701 North Broadway - Preliminary Presentation**
- 8) **Rock of Salvation Church - 131-135 Cortlandt Street - Preliminary Presentation**
- 9) **Approval of Minutes - May 22, 2014 and July 17, 2014**

Chairman Martone noted that there was not a representative from Maken Land Development present, so the item was moved to the end of the agenda.

1) Lighthouse Landing Venture, LLC. - 199 Beekman Avenue – Public Hearing for a Confirmation Sub-Division

Chairman Martone read the public hearing notice.

Planner Andy Tung introduced attorney Mark Weingarten and Jonathon Stein of Diversified Realtors. Mr. Tung summarized a proposed plan to sub-divide the General Motors property. The plan is to formally sub-divide the property into the three existing parcels (east, west and south), which is required in order to transfer ownership. Mr. Tung explained that this sub-division will confirm the current conditions.

Motion to open the public hearing:

Moved: Mendez

Seconded: Aridas

Vote: 7-0

There were no comments.

Motion to close the public hearing:

Moved: DelVecchio

Seconded: Aridas

Vote: 7-0

Chairman Martone stated if this sub-division is approved, the Village would still retain rights over future sub-divisions on this property.

Motion to grant preliminary approval:

Moved: Martone

Seconded: McCarthy

Vote: 7-0

Motion to authorize a resolution for the next meeting:

Moved: Mendez

Seconded: Aridas

Vote: 7-0

APPROVAL PENDING RESOLUTION

2) Open Door Family Medical Center Inc. - 300 North Broadway Public Hearing to Convert existing building at One New Broadway to a Medical office, convert existing building at 300 North Broadway to a parking structure, and construct a parking lot at 316 North Broadway.

Chairman Martone read the public hearing notice.

The applicant's attorney Geraldine Tortorella made opening remarks. Ms. Tortorella introduced architect Gary Gianfrancesco, traffic engineer Bernard Adler and Lyndsay Farrell of Open Door. The proposal is to create an Open Door family medical center at 300 North Broadway. Variances for this project have been approved by the Zoning Board. Mr. Gianfrancesco gave an overview of the project. Mr. Adler gave a summary of a traffic study that was done on June 12, 2014. Mr. Adler said that based on the traffic study, there is no reason to prohibit left turns out of 310 and 316 North Broadway.

Chairman Martone said that North Broadway is heavily traveled and that left turns out at these locations are dangerous. He said the Open Door will generate more traffic than Dominick's Limousine. Mr. Martone suggested that the Village undertake its own traffic study.

Mr. Aridas made comments related to the traffic study. He said that based on the line of site, there is little margin for error. He believes that the estimated number of cars that exit the facility is low. Mr. Aridas said that the parking lot's proximity to Lawrence Avenue makes turning difficult.

Mr. Adler responded to the comments. The Board discussed other aspects of the plan.

Mr. Jones said that the plan is much improved over the last plan, but that common sense tells you that a left turn is dangerous. Mr. Jones asked the applicant why they couldn't simply comply.

Ms. Tortorella said that the left turn request came from individuals who were concerned that vehicles would turn around in Webber Park.

Mr. DelVecchio believes that the site distance analysis in the study is wrong.

Village Engineer, James Natarelli said that the Village should conduct its own traffic study.

Motion to open the public comments:

Moved: Mendez

Seconded: Spiro

Vote: 7-0

Dr. Edward Halprin is a pediatrician. He supports the proposed residency program and new Open Door facility.

Phelps Hospital President, Keith Safian said that the residency program is needed and that this location is more equipped because it is larger than the Beekman Avenue location. He does not believe that parking will be an issue and he supports the proposal.

Steve Corelli is the owner of Dominick's Limousine. He said that he has never had an accident exiting his business for as long as he's been there.

Ed Oliveira said that the project is still flawed. It will increase traffic in Webber Park. He believes that the other facility on Beekman Avenue should be renovated. He also mentioned that the new location will be tax exempt resulting in a loss of tax revenue for the village. He appealed to the Board to deny the application.

Dr. Shata Harkinson asked the Board to approve the project. The site will attract students and will not become a mini-hospital.

Pratik Gandhi would like the project approved because it will promote good health.

Gary McClean said that the applicant should use the traffic light to their advantage. He said they should think outside the box possibly by creating a parking structure.

Motion to close the public comments and adjourn the public hearing:

Moved: DelVecchio

Seconded: Aridas

Vote: 7-0

ADJOURNED

There was a ten minute recess.

3) Scarabee Holdings, LLC - Bedford Road -Public Hearing on new single-family residence

Chairman Martone read the public hearing notice.

Dan Collins from Hudson Engineering made a presentation. The project is to construct a new residence on Bedford Road. Mr. Collins said that the drainage concerns raised by the Village engineer were addressed. Mr. Natarelli said he was satisfied with the plan. Mr. Smith raised one issue related to the width of the driveway, but also said he was satisfied with the plan.

Motion to open the public hearing:

Moved: Mendez

Seconded: McCarthy

Vote: 7-0

William Null spoke in support of the application. He is a neighbor and will share a driveway with the applicant. Mr. Null is pleased with the design and believes it helps to retain the natural setting. He asked the Board to approve the project.

Mike Levy said that he lives in the neighborhood and believes the project will be an asset to the area.

Motion to close the public hearing:

Moved: DelVecchio

Seconded: Aridas

Vote: 7-0

Chairman Martone said that the project is a good one and that both the engineer and planner are satisfied with the plan.

Motion to declare the project a type II action under SEQRA:

Moved: Martone

Seconded: DelVecchio

Vote: 7-0

Motion to authorize a resolution for the next meeting

Moved: McCarthy

Seconded: Aridas

Vote: 7-0

APPROVAL PENDING RESOLUTION

4) Gary and Michelle McLean - 404 Old Broadway - Discussion to convert first floor to a delicatessen.

Attorney, Jeffery Shumejda represented the applicant. Mr. Shumejda said that Gary and Michelle McClean have owned the property since 2007. The property has been used for commercial purposes, since the 1940's. The only business currently interested in renting the space is a delicatessen. A variance for 6 spaces and a loading zone was approved by the Zoning Board. Mr. Shumejda mentioned that the Village Board is expected to vote on creating a one way on Old Broadway and restricting parking to two hours only. This should improve the parking conditions on Old Broadway. Mr. Shumejda requested a public hearing.

Chairmen Martone said that there was enough information to set the public hearing.

Motion to set a public hearing:

Moved: DelVecchio

Seconded: Spiro

Vote: 7-0

SET PUBLIC HEARING

5) Deven Sharma and Om Dhiman - 178 Beekman Avenue - Preliminary Presentation

Deven Sharma addressed the Board and summarized the project. The plan is to use the first floor at 178 Beekman Avenue as a house of worship for two years. The space was previously rented to the French/American Club. A parking variance is required and an application has been submitted to the Zoning Board. Mr. Sharma showed photos of the planned activities.

Chairman Martone asked about the make-up of the congregation. Om Dhiman responded by saying that there will be between 20 or 30 people attending on the weekends at that they are mostly Westchester County residents.

Chairmen Martone said that there was enough information to set the public hearing.

Motion to set a public hearing:

Moved: McCarthy

Seconded: Spiro

Vote: 7-0

SET PUBLIC HEARING

6) Phelps Memorial Hospital Center - 701 North Broadway - Preliminary Presentation

Planner Andy Tung summarized the project. The plan is to construct a new MRI and lobby area at Phelps Hospital. The project will also consist of a new canopy, bus stop and reconfigured street alignment along Phelps Lane to create a consolidated entry point.

Mr. Aridas asked if the plan is to have a second bus stop. Mr. Tung said that there will be both a north and south bus stop.

Mr. Natarelli asked what will happen to the old MRI building. Mr. Tung is unsure if the plan is to remove it or use it for another purpose.

Chairmen Martone said that there was enough information to set the public hearing.

Motion to set a public hearing:

Moved: Jones

Seconded: Mendez

Vote: 7-0

SET PUBLIC HEARING

7) Rock of Salvation Church - 131-135 Cortlandt Street - Preliminary Presentation

Architect, Javi Hernandez explained the project. The plan is to create a parking lot for the Rock of Salvation Church.

Chairmen Martone said that there was enough information to set the public hearing.

Motion to set a public hearing:

Moved: Martone

Seconded: Aridas

Vote: 7-0

SET PUBLIC HEARING

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

The applicant was still not present and had missed several meetings in a row. Chairman Martone deemed the application abandoned and said that re-noticing would be required if the applicant chose to pursue this project.

