

Section 3, Tabular Summary of Responses to Comments						
This section shows comments received from Planning Board and Village Consultants during the production of the SDEIS, and shows where the Applicant responded to those comments in the body of the SDEIS, and in the appendices to the SDEIS.						
Date of Comment Document	Author	Comment Number	Page Number Reference if Applicable	Subject of Comment	Response	Appendix Number or Page Numbers
Feb 18, 2019	Stanley Friedlander	1		Requested research and response on Assisted Living Facility Affordability.	Provided response in Kirkpatrick Memo dated March 11, 2019.	W
Feb 18, 2019	Stanley Friedlander	2		Requested response to ConEd Natural Gas Moratorium.	Provided response in Kirkpatrick Memo dated March 11, 2019.	W
March 3, 2019	Bob Galvin	1		Requested explanation of change of size of alternate to 54,000 SF.	Provided explanation in Fry Memorandum in Response to Comments dated March 8, 2019.	W
March 3, 2019	Bob Galvin	2		Suggested previously approved site plan SF as No Action Alternative.	Provided explanation in Fry Memorandum in Response to Comments dated March 8, 2019.	W
March 3, 2019	Bob Galvin	3		Requested information on the No Action Alternative.	Provided full description of Impacts of No Action Alternative in Fry Memorandum in Response to Comments dated March 8, 2019.	W
March 20, 2019	Bob Galvin		General Comments	Correct Village Hall Address.	Corrected address.	1
March 20, 2019	Bob Galvin		General Comments	Standardize A/D (Alzheimer's /Dementia) Floating/Overlay Zone description throughout document.	Description standardized throughout SDEIS.	
March 20, 2019	Bob Galvin		General Comments	Label A/D Floating/Overlay Zone consistently throughout document, appendices, and figures.	A/D Floating/Overlay Zone consistently labeled throughout document, appendices, and figures.	
March 20, 2019	Bob Galvin		General Comments	Question as to size of original FEIS, and whether it could be included as an appendix.	Responded verbally: FEIS was over 200 pages; too large to include as Appendix, but readily available at Planning Board office and at Warner Library.	
March 20, 2019	Bob Galvin		General Comments	Include Figure M-8 Hoe Family Article in List of Figures.	Revised List of Figures to Include Figure M-8.	9
March 20, 2019	Bob Galvin		10	Correct error in date of adoption of Findings Statement.	Corrected error in date of adoption of Findings Statement.	10
March 20, 2019	Bob Galvin		10	Add sentence describing ZBA variance April 4, 2004 approved subject to donation of land to Village for new firehouse.	Added sentence describing ZBA variance April 4, 2004 approved subject to donation of land to Village for new firehouse to first paragraph on page 10.	10
March 20, 2019	Bob Galvin		11	Add ZBA Minutes February 9, 2015 to Appendix.	ZBA Minutes February 9, 2015 added to Appendix W.	W
March 20, 2019	Bob Galvin		14	Clarify reference to Lead Agency.	Clarified reference to Lead Agency in text.	14
March 20, 2019	Bob Galvin		15	Add "Adverse Impacts that Cannot be Avoided" to List of Subjects.	Added "Adverse Impacts that Cannot be Avoided" to List of Subjects.	15
March 20, 2019	Bob Galvin		16	Add:"Emergency access will be provided on Martling Avenue"	Added "Emergency access will be provided on Martling Avenue."	16

Date of Comment Document	Author	Comment Number	Page Number Reference if Applicable	Subject of Comment	Response	Appendix Number or Page Numbers
March 20, 2019	Bob Galvin		20	Explain why fourth alternative had to be removed.	Added text explaining why fourth alternative would not fit on site.	20
March 20, 2019	Bob Galvin		20	Add explanation in SDEIS body about No Action Alternative and abandonment of prior approval.	Provided reference on page 20 to the full description of the impacts of the No Action Alternative in the Fry Memorandum in Response to Comments dated March 8, 2019, which may be found in Appendix W. Added text regarding abandonment of prior approvals in the document titled : "2019-03-17 Subdivision History of Site DSC.pdf," which was also added to Appendix W.	W, and page 20
March 20, 2019	Bob Galvin		21	Describe surrounding parcels and indicate their zoning.	Added "Section D. Description of Adjacent Properties" to Chapter 2 on page 32 of the SDEIS. Additional description of the properties may be found in Chapter 2, Section M. Description of Other Potential A/D Floating/Overlay Zone Properties on page 55 of the SDEIS.	32, 55
March 20, 2019	Bob Galvin		22	Explain any changes or mitigations to the micropool. VE: Address potential issues arising from standing water in micropool detention pond.	Requested documentation to address these issues from Wetlands Specialist Steven Marino of Tim Miller Associates, who responded with a new document titled "2019-04-11 Miller Letter Re Artis Tarrytown Detention Basin Concerns.pdf", which was added to Appendix W.	W
March 20, 2019	Bob Galvin		23	In a memorandum dated March 23, 2019, Village Engineer Donato R. Pennella, P.E., requested that the Traffic Impact Study be expanded to address emergency situations such as peak hour discharge at 5 p.m. from 155 White Plains Road, vehicles entering the ramp to the bridge and emergency calls from the proposed site. In addition, Village Engineer Pennella also requested that impacts from the newly installed westbound signalized ramp to the bridge be included in the environmental review.	In response to this request by Village Engineer Donato R. Pennella, the Applicant directed its traffic engineering consultant Kimley-Horn to study the additional traffic impact issues in emergency situations described by the Village Engineer and to prepare a supplementary report. The Kimley-Horn Supplemental Traffic Report dated April 8, 2019, was sent to the Village Engineer on April 11, 2019, and a copy of the report is included herein as Appendix 9.	9
March 20, 2019	Bob Galvin		23	Explain potential need for additional traffic impact studies for other potential A/D sites.	In response to this comment, the text in paragraph 1 on page 24 was revised as follows: "The addition of the A/D Floating/Overlay Zone is not anticipated to have a significant adverse impact on traffic. The Traffic Impact Report shows that due to the extremely low traffic generated by memory care facilities as compared to all other uses, the inclusion of the A/D Floating/Overlay Zone is anticipated to have a potential positive benefit to traffic whenever it is applied.	24
March 20, 2019	Bob Galvin		25	Explain site location and frontages and fully describe drainage easement.	Text on page 25 was revised to explain that the site has access to water and sewer infrastructure on either Martling Avenue or White Plains Road/Route 119. As of this writing, the Water Engineering Report is being updated to incorporate new modeling recently provided by the Village of Tarrytown's Water Engineering Consultants Woodard and Curran, LLC. The latest Water Engineering Report is included herein as Appendix 10.	25

Date of Comment Document	Author	Comment Number	Page Number Reference if Applicable	Subject of Comment	Response	Appendix Number or Page Numbers
March 20, 2019	Bob Galvin		29	Clarify required deductions for steep slopes and wetlands.	Text in paragraph 2 on page 32 was revised to clarify required deductions for steep slopes and wetlands in the Village of Tarrytown Zoning Code.	32
March 20, 2019	Bob Galvin		29	Describe land uses and zoning around site.	Please refer to response to comment on page 21, above.	
March 20, 2019	Bob Galvin		29	Fully describe what easements allow.	This question was not addressed in SDEIS. The site owner and contract vendor Crescent Associates LLC has agreed to provide all necessary easements to the Applicant and contract vendee Artis Senior Living LLC that will be required to complete this project, and meet all conditions of site plan approval.	
March 20, 2019	Bob Galvin		35	Add reference to stone pillars remaining from earlier use of site.	Reference to stone pillars added on page 36.	36
March 20, 2019	Bob Galvin		44	Specify page numbers of zoning text.	Reference to zoning text on pages 62 through 65 was added at foot of page 47.	47
March 20, 2019	Bob Galvin		45	Provide full clarification of difference between floating and overlay zones	Clarification of the difference between floating and overlay zones was added in paragraph 5 on page 52, and paragraph 6 on page 53.	52, 53
March 20, 2019	Bob Galvin		49	Add suggested comment explaining overlay zone mapping and criteria.	Text explaining the mapping of overlay zones was added in paragraph 6, on page 53, as follows: "An Overlay Zone is by its nature a sub-species of a Floating Zone, in that it is created in text only without yet applying to any properties, and therefore "floats" above all properties to which by its terms it might apply. An Overlay zone can be mapped with specific text providing eligibility criteria and special provisions required for a special permit."	53
March 20, 2019	Bob Galvin		55	Better describe NYSDEC definition of Green Infrastructure Practices.	Please see revised text regarding Green Infrastructure practices in paragraph 1 on page 55, paragraph 3 on page 86, and the revised text on pages 1,2, and 3 of the Stormwater Pollution Prevention Plan in Appendix C.	55, 85, 86, App.C
March 20, 2019	Bob Galvin		61	Add info on natural gas moratorium and renewable energy.	Provided response in Kirkpatrick Memo dated March 11, 2019.	W
March 20, 2019	Bob Galvin		65	VE:The Subsurface investigations only address the structural capacity of the soil for the proposed building. Applicant should provide info on viability of geothermal system.	Applicant instructed its architectural firm LK Architecture to work with their mechanical and plumbing engineers to evaluate this project for the suitability of a geothermal heating and cooling system. Their response is contained in a letter titled "2019-04-26-Artis-TarrytownNY-Geothermal Evaluation.pdf", which was included in Appendix W.	W
March 20, 2019	Bob Galvin		66	Add tree protection plans to tree removal and replacement plans.	Tree protection detail for new plantings is shown on Drawing D-2 in Appendix F. Tree protection protocol for protecting existing trees during construction will be provided during the site plan approval process.	W

Date of Comment Document	Author	Comment Number	Page Number Reference if Applicable	Subject of Comment	Response	Appendix Number or Page Numbers
March 20, 2019	Bob Galvin		81	VE: Describe existing micropool detention pond and issues with standing water. Add impact of 100 year storm.	Concerns about the potential hazard from mosquitoes breeding in the standing water in the micropool extended detention pond have been addressed in detail in a letter dated April 11, 2019 from Steve Marino, Senior Wetland Ecologist for Tim Miller and Associates, which is included in Appendix W.	W
March 20, 2019	Bob Galvin		82	VE: Describe types of green infrastructure to be used.	Please see revised text regarding Green Infrastructure practices in paragraph 1 on page 55, paragraph 3 on page 86, and the revised text on pages 1,2, and 3 of the Stormwater Pollution Prevention Plan in Appendix C.	55, 85, 86, App. C
March 20, 2019	Bob Galvin		90	VE: Provide full water demand engineering calculations in full compliance with accepted engineering standards.	Applicant instructed its architectural firm LK Architecture to work with their mechanical and plumbing engineers to provide full water demand engineering in a document titled "2019-04-19-Artis-TarrytownNY-WaterDemand.pdf" which was included in Appendix W.	W
March 20, 2019	Bob Galvin		91	VE: Remove unsubstantiated conclusory statement.	Removed statement.	91
March 20, 2019	Bob Galvin		91	VE: Remove unsubstantiated conclusory statement.	Removed statement.	91
March 20, 2019	Bob Galvin		92	VE: Add "to meet existing needs."	Section revised to eliminate sentence.	92
March 20, 2019	Bob Galvin		94	VE: Delete reference to poor condition of sewer on Martling.	Deleted reference.	94
March 20, 2019	Bob Galvin		94	Refer to Town of Greenburgh Letter re impact on local EMS.	Added detailed reference to Town of Greenburgh Letter regarding potential impacts to the local EMS on page 96.(The FSEIS contains additional information on the potential impact on the Tarrytown Volunteer Ambulance Corps ("TVAC") under Comment 10 and Response 10 on pages 21 through 24 of the FSEIS).	96
March 20, 2019	Bob Galvin		102	Correct labeling of fiscal impact tables.	The labeling of the fiscal impact tables was revised and corrected throughout the accepted SDEIS and in the List of Tables.	
March 20, 2019	Bob Galvin		103	Clarify "single, first, year." Add table showing comparison of 30 year fiscal impacts of No Action Alternative versus Proposed Action.	Added Table 9-10 showing comparison of 30 year fiscal impacts of No Action Alternative versus Proposed Action.	W
March 20, 2019	Bob Galvin		107	Add number of trucks and construction hours.	Provided DSC Initial Construction Management Plan in Appendix W. Specific information as to number of trucks will be provided after building is designed and contractors are engaged.	W
March 20, 2019	Bob Galvin		Ch 5	Expand discussion of No Action Alternative.	Provided full description of Impacts of No Action Alternative in Fry Memorandum in Response to Comments dated March 8, 2019.	W

Date of Comment Document	Author	Comment Number	Page Number Reference if Applicable	Subject of Comment	Response	Appendix Number or Page Numbers
March 20, 2019	Bob Galvin		Ch. 5	Add impervious coverage to tabular comparisons of dimensional impacts.	Consulted site engineer who reported that proposed site coverage of 29.85% on conceptual site plans consisted of approximately 22% impervious coverage, and approximately 8% pervious coverage, but that final calculation could not be made until there was an approved site plan.	W
March 23, 2019	Katherine Zalantis	General Comments		Conclusory or opinionated statements should be clarified as opinion of Applicant or removed from SDEIS.	The document was substantially revised throughout to insure that conclusory or opinionated statements were clarified as opinion of Applicant or removed from the SDEIS.	
March 23, 2019	Katherine Zalantis	General Comments		Some references to Appendix cite wrong Appendix. Quotations of cited items need to be more clearly shown as citations or quotations.	All references to Appendices throughout the document were corrected. Quotations of cited items were more clearly shown as citations through both greater indentation and use of quotation marks.	
March 23, 2019	Katherine Zalantis	General Comments		SDEIS is Planning Board document and needs to be written from the Planning Board's perspective.	Document was revised to remove any references to "we" or "our" and to consistently adopt a third-party Planning Board perspective.	
March 23, 2019	Katherine Zalantis		29	¶ 4: Include recording information for easement.	The complete recorded document was included as "2016-11-02 Recorded Drainage Easement (563013567).pdf" and added to Appendix W.	W
March 23, 2019	Katherine Zalantis		30	¶ 1:Cite correct Appendix for Findings Statement.	Citation corrected.	30
March 23, 2019	Katherine Zalantis		46	¶ 3: Include citation for Alzheimer's Foundation statistics.	Citation for Alzheimer's Foundation statistics was included on page 50, along with reference to www.alz.org.	50
March 23, 2019	Katherine Zalantis		62	Please add letter from Paul Folger [regarding sustainable design] as an appendix..	Letter dated January 30, 2019 from Paul Folger [regarding sustainable design] added to Appendix W.	W
March 23, 2019	Katherine Zalantis		67	The Initial Construction Management Plan dated February 7, 2019 by Donal Walsh of Development Strategies Co., LLC should be included as an appendix.	The Initial Construction Management Plan dated February 7, 2019 by Donal Walsh of Development Strategies Co., LLC was included in Appendix W.	W
March 23, 2019	Katherine Zalantis		74	Include wetland report by Tim Miller Associates dated October 2018 in appendix.2019-01-25.	The wetland report by Tim Miller Associates dated October 2018 was revised and included in Appendix W as " 2019-01-25 Miller Wetland Delineation Letter.pdf."	W
March 23, 2019	Katherine Zalantis		76	Include the Development Strategies Company, LLC report [regarding vegetation update in the appendix].	Development Strategies Company, LLC's Vegetation and Wildlife Analysis Update Dec 16, 2018.pdf was included in Appendix L.	L
March 23, 2019	Katherine Zalantis		79	Include July 2018 tree survey in appendix.	The July 2018 tree survey was included as Drawing SP-4 in Appendix F.	F
March 23, 2019	Katherine Zalantis		Note:	In addition to the specific comments listed above, Ms. Zalantis cited a series of statements which were conclusory. Ms. Zalantis further cited a series of formatting errors and errors in references to specific appendices that were also corrected in the final document.	The text was revised to re-write or eliminate all conclusory statements. A series of formatting errors and errors in references to specific appendices were corrected in the final document.	