

PLANNING BOARD
VILLAGE OF TARRYTOWN, NEW YORK

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PUBLIC HEARING:
ARTIS SENIOR LIVING, LLC

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July 22, 2019
1 Depot Plaza
Tarrytown, New York
7:00 p.m.

BEFORE:

STANLEY FRIEDLANDER, Chair
RONALD TEDESCO, Member
PAUL BIRGY, Member
SALLY LAWRENCE, Alternate Board Member

PRESENT:

LIZABETH MESZAROS, Planning Board Secretary
BOB GALVIN, Village Planner
DONATO PENNELLA, Village Engineer
Christie Tomm Addona, Esq., Village Attorney

FOR THE APPLICANT:

DON WALSH, Development Strategies
JOHN KIRKPATRICK, ESQ.
RICH WILLIAMS, Engineer
MARK FRY, Main Street Consulting

Douglas F. Colavito, Court Reporter

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2 MR. FRIEDLANDER: The next item of the
3 continuation of the public hearing on the Artis
4 Senior Living, LLC. The public hearing on the
5 accepted SDEIS is to be continued. It's on 153
6 White Plains Road, construction of a
7 35,952-square-foot Alzheimer's/dementia
8 residential center. And it's an amendment to
9 allow for a floating overlay zone for the
10 Alzheimer's/dementia care in an OB zone.

11 MR. KIRKPATRICK: Thank you, Mr. Chairman.
12 I'm John Kirkpatrick representing Artis
13 development.

14 This is the second night of the public
15 hearing on the environmental impact statement
16 for this proposal. It's actually two
17 proposals. There's the zoning amendment, and
18 there is the initial site plan showing how the
19 environmental impact would be on this
20 particular property.

21 Now, relative to environmental impact, we
22 believe that through compliance with current
23 building, energy, and stormwater regulations,
24 we would have no adverse impact.

25 Relative to zoning, we are asking that you

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2 make a positive recommendation back to the
3 trustees because we believe that our text
4 appropriately protects the village,
5 particularly providing a buffer between
6 commercial kinds of uses and residential uses,
7 making no significant impact on village
8 services and providing the planning board, in
9 the text, maximum flexibility in site plan
10 review to make sure that there is no impact and
11 that there is, in fact, maximum practicable
12 efforts made to include sustainability
13 measures.

14 Therefore, we are very much hoping after
15 you hear comments tonight that you would close
16 the hearing and move forward with this,
17 including a recommendation to the trustees.

18 We, after all, need at some point to move
19 forward in order to know if the village will
20 allow this use, at all, because it is not a
21 permitted use in the village. So we are hoping
22 this moves forward. Thank you very much.

23 MR. FRIEDLANDER: Okay. Does anyone else
24 in the audience wish to speak on this
25 application?

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2 Okay. Bob, you want to --

3 MR. GREEN: Sure. Should I just stand
4 here?5 MR. FRIEDLANDER: Come up. Tell us your
6 name and address, please.7 MR. GREEN: Yeah. My name is Allen Green.
8 I live at 8 Bridge Street here in Tarrytown. I
9 grew up in Westchester, born and bred here,
10 raised my three kids in Edgemont. Love
11 Westchester. I've been a commercial lending
12 officer for my whole career, over 40 years,
13 made commercial loans in this area to probably
14 a hundred companies. Sought, developed
15 Westchester and very proud to see what has
16 happened to it. From a dirt road I see on
17 Central Avenue to great thriving businesses.18 I'm familiar with Transfiguration. I have
19 friends who sent their kids to school there,
20 and I'm familiar with the area. And I feel
21 that the site would be a good site.22 I have no ties to anybody here, except
23 that I do know the sellers on a familiar basis.
24 And I know they contribute to the community.

25 I was on the board of directors. I

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2 currently am on the executive board of
3 directors for 20 years of the Boy Scouts in the
4 Westchester Putnam Council here in Westchester.

5 We have done a lot of good things. We
6 have 8,000 scouts that we take care of and
7 help.

8 And I feel that I have some personal
9 experience with dementia and Alzheimer's. My
10 father had it, and my first cousin had it. And
11 there was no place to take them that really
12 suited them. I had to send them out of state,
13 which was rough for me.

14 I feel that I read something about Artis.
15 They have done very good jobs. I worked in New
16 Jersey, part of my job was in New Jersey when I
17 worked in New York covering healthcare. And
18 Alzheimer's specialties and dementia
19 specialties are really needed in this country,
20 and we have to be more conscious of the spread
21 of it, because there's an awful lot of
22 patients, people in need.

23 I was in the navy for three years, served
24 as an officer on a destroyer. And my honest
25 opinion is that this site is a good site for

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2 it, and Tarrytown would be proud of it.

3 MR. FRIEDLANDER: Thank you.

4 MR. YAMAMOTO: Good evening. My name is
5 Kai Yamamoto, long time watcher of the planning
6 board; first time speaker, I believe.7 My wife Kimberly and I live at 20 Browning
8 Lane with our two young sons. I've been in
9 Tarrytown for my entire life, which is -- I
10 think, is a long time.11 And I thank you for the opportunity for
12 speaking -- to speak this evening. I was
13 inspired to speak here this evening, because I
14 was watching the planning board meeting, and I
15 saw Ms. Raiselis mention that maybe the people
16 in the community might want to come speak. So
17 I took that as an open invitation.18 This also led me to read into and look at
19 the SDEIS papers submitted by Artis. And over
20 the past month, my wife and I, we're both -- we
21 are both registered nurses. We've been walking
22 around Tarrytown on daily morning walks, and we
23 happened to walk past the site where this is
24 planned for. And that inspired some
25 conversation because I had mentioned that this

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2 is what they're -- they are going to do,
3 because we saw the remaining sign out that the
4 planning board is meeting about this.

5 We're happy and encourage a great amount
6 of open space, and we like what the planning
7 board has done with open space in Tarrytown.
8 But we are also realists. We believe that
9 development does have to happen, and it will
10 happen here in Tarrytown.

11 Since we lived in Pennybridge, we
12 appreciate that the development wouldn't affect
13 us per se when it comes to the school system,
14 but we appreciate the financials that go into
15 the planning with regard to the school board
16 and the new facilities.

17 In doing the research for this, I found
18 out that this -- this institution will pay
19 taxes, which is good. We welcome any
20 opportunity for our taxes to maybe raise at a
21 slower rate. I know they are always going to
22 go up, but maybe they will raise at a slower
23 rate.

24 One of the things that I saw in the SDEIS
25 was that over a 30-year period, the school

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2 board is looking at maybe \$12 million in
3 anticipated revenue, which when given, the
4 building that's going on in Sleepy Hollow and
5 throughout the villages, I think that's a good
6 bonus, especially for an institution that is
7 not going to draw on the school system. So I
8 think we should definitely embrace that.

9 From a professional perspective as an RN,
10 my wife and I were talking about this, it's
11 really important for -- in our opinion -- to
12 see that there's a place for families close by.
13 And that's for those families suffering from
14 dementia. Now I say families suffering from
15 dementia, I mean that not just the patient who
16 needs a safe place to be, but also the family
17 that is supporting that patient. Okay. That
18 -- that's something that is really important.

19 Everybody nowadays, you ask them to
20 volunteer their time in the scouts and fire
21 department, and everybody says, I'm too busy.
22 Okay. So extrapolate that into having to go an
23 hour to visit a loved one. Well, little league
24 takes precedence or tennis takes precedence or
25 all those other activities of daily living that

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2 will make you feel guilty of not traveling to
3 see a loved one in a facility that might be
4 distant. But if you live here in Tarrytown,
5 you have this opportunity to have something
6 where you can make those more frequent visits.
7 I found it very beneficial.

8 My parents live up in the Crest Hill. So
9 we're -- on a regular basis, Oh, let's just
10 stop in. It may only be for five minutes, but
11 that five minutes means a lot for my boys, for
12 my parents, for us. So I think that this is
13 something that would add value to -- to
14 Tarrytown.

15 In reviewing the SDEIS -- I'm in my
16 masters program, and one of the things they
17 were talking about is an optimal healing
18 environment. It's not something that is really
19 out there, but there are a bunch of hospitals
20 that are embracing this. It's brought by --
21 brought forward by the Samuel Institute. And
22 it's a framework. There's four things.
23 There's the environment, the interactions
24 between the patients.

25 One of the things that they were -- that's

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2 in the plan that I was able to read was having
3 open spaces and gardens for the residents to
4 walk. That fits directly in that optimal
5 healing environment for residents and for those
6 patients. So I think that would really be
7 beneficial to the patients and their family
8 members.

9 Last thing I wanted to mention was as a
10 former 15-year member of the Tarrytown
11 ambulance corps, this is an organization that
12 runs on a shoe string budget. It gets its
13 funding from donations and whatever they can
14 get from revenue recovered from insurance
15 companies. I'd really like to see, maybe we
16 can support them, because during the time that
17 I worked with the ambulance corps, we did
18 respond fairly often to the Tarrytown Hall
19 Center. So if maybe there's something that we
20 could implement to help them out, because they
21 don't take tax money at this time, maybe that's
22 something that we could also address.

23 So thank you for affording me this
24 opportunity to speak on something that I -- I
25 believe is going to be beneficial to our -- our

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2 community, and welcome to the new neighbors.

3 Thank you.

4 MR. FRIEDLANDER: Thank you.

5 MR. SILVERMAN: I think you all know who I
6 am. I'm the owner of the property right now.

7 We've owned this property close to 15 years.

8 And we've worked closely with the town; Dan and

9 I have had many meetings. We've spoken and

10 tried to work with the board of trustees and

11 with the village attorney. We were fortunate

12 enough to -- originally, we were going to build

13 a 60,000-foot building on this property, which

14 was the original plan, a three-story office

15 building. At that time we had a medical group

16 that were going to take a third of the

17 building.

18 And then we were fortunate enough to meet

19 Artis. And they came with a plan that was -- I

20 thought was more acceptable to the town

21 because, A, the size of the building, I think,

22 was 36,000 feet, smaller. And one of the

23 problems that Mr. Tedesco had said to me back

24 then, he was concerned about height. We drove

25 down Martling Avenue; you'd see the high

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2 building. This is -- now this is a two-story
3 building instead of a three-story building. We
4 were speaking to the town. We explained to
5 them that the tax base would obviously increase
6 as to what the taxes are right now.

7 The tenant puts no pressure on the school
8 system, because it's senior citizens. They
9 don't drive, so there's very little traffic
10 coming in, just the employees and maybe
11 visitors, once in a while. Unfortunately,
12 having a parent who had dementia, I was
13 fortunate enough to be able to go there quite
14 often, but most people don't have their parents
15 visiting them. So between the -- and there's
16 no pressure on the school system too so -- I
17 know you've been working hard to get this thing
18 past.

19 I appreciate all your work and that time
20 and effort and I just came here to thank you
21 for your time and effort and, hopefully, we can
22 get this thing finished and up before the end
23 of the year. Thank you.

24 MR. FRIEDLANDER: Thank you. Any other
25 comments from the audience?

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2 Bob, do you want to read your memo?

3 MR. GALVIN: Yes.

4 Briefly, I had summarized for the board
5 the previous comments that have been made in
6 the public hearing as well as written comments
7 that we've received. And this is something
8 that we will be providing to the -- to the
9 applicant to direct them in terms of doing the
10 FEIS. But we're going to wait until we get a,
11 you know, incorporate the comments that we've
12 heard tonight.

13 The additional comments originating from
14 the board's 7/22 hearing, there's two letters
15 to be addressed in the FEI -- SEIS, the Cuddy &
16 Feder letter in response to the Artis petition.
17 And then one that we received just a couple of
18 days ago, the DEC letter, which was a response
19 and comments, which is typical comments that
20 they have in terms of jurisdiction and
21 permitting.

22 Specific comments from the hearing held on
23 6/24, I'm going to briefly just go through
24 these, indicates where the information is found
25 in the -- the SEIS process. What I did was I

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1 took the comments, and then I put the specific
2 response from the -- the stenographer's
3 comments in the text.
4

5 There were 15 questions that were asked of
6 them during the time that -- of the initial
7 SEIS. They were all listed in Appendix W. But
8 the question is, where do we find the new stuff
9 and just put that into your response.

10 I think that Ms. Lawrence also had the
11 same question, the same (indiscernible) where
12 do you find the information on affordable
13 housing. Again, this is in Appendix W. Again,
14 we want to document that. We want to put that
15 in as a question, and you address that in the
16 FEIS.

17 We also provided a number of other
18 comments during the development of the SEIS.
19 And I think we have about 149 questions. We're
20 not asking you to address each of those, but
21 summarize those. For example, the village
22 attorney had questions that specifically talked
23 about, you know, really grammar and other kinds
24 of issues. And it's a conclusatory [ph.],
25 whatever. So you would just take those

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2 comments and say you have 15 comments or 20
3 comments from the village engineer -- I mean,
4 the village attorney, and they deal with this,
5 that, and the other thing and this is how we
6 addressed it. So we're not asking you to go
7 through all 149 comments and address them.

8 The "provide comments" made by the village
9 engineer on water modeling, and we're asking
10 him to provide further commentary in response
11 to the engineer's comments on modeling and
12 institutionalize what you are planning
13 regarding the water system going forward. And
14 we essentially have his comments in from the --
15 from the stenographer's comments. Okay.

16 Manhole issue was identified. Provide
17 more detailed implementation and plans to deal
18 with that issue, which all ties into the
19 stormwater system and the sewer.

20 Traffic impacts: Are there any specific
21 additions or other conditions on the village's
22 major roads such as Broadway that distinguish
23 it from White Plains Road. I would expand that
24 so that you are not just talking about 119 and
25 -- and Route 9 but, you know, the major roads

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2 in -- in Tarrytown, such as 9, going forward.
3 But you'll see that in more comment here.

4 Provide additional study and respond on
5 renewal, alternate energy methods for the
6 project. And I put in comments from Mr.
7 (Indiscernible) from the planning board.

8 Describe plans for backup power for this
9 facility: I believe that Paul had that
10 question, Paul Birgy. What are you planning on
11 doing for backup, for backup power for the
12 facility? And Mr. Kirkpatrick said, We'll look
13 into that and give you an answer. I think he
14 says that a lot in this.

15 Address village recreation fees and the
16 impact on recreation: I believe that you've
17 received already information on that and can
18 address that.

19 Additional planning board comments:
20 Provide the rationale for your density and
21 proposed legislation; namely, you're talking
22 about 100 units. How would this density
23 provide the precedence in generating a greater
24 number of units for larger properties
25 requesting a floating zone under the proposed

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2 legislation. So you can put your thinking caps
3 on that. So it's not maybe a fixed, may not be
4 a hundred units per acre or whatever. It may
5 be fixed. You need to explain that to us and
6 see how it, you know, dovetails, from, you
7 know, if you have a larger, you know, 10-acre
8 site and whatever. Does that translate into a
9 thousand units.

10 In line with the village's Complete
11 Streets Policy, describe providing connectivity
12 to Route 119. This conforms to the county's
13 GNL comments by the planning board. They were
14 talking about an activity, how are you going to
15 get there. Are you going to go through
16 Columbus Park or are you going to do sidewalks?
17 Are you going to do easements? How are you
18 going to address that?

19 Describe methods and plans to separate
20 grey water from household waste water. This is
21 a comment that -- exploratory.

22 There's a number of other things, most of
23 it deals with single family homes, but the
24 Green Building Council has been very proactive
25 in terms of looking at multi-family housing

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2 now. And that's something that you could
3 explore and address in the FEIS.

4 That's all I have. And I'll provide this
5 to you, but we want to take the comments
6 tonight and add that to this. Does counsel
7 have anything?

8 MS. ADDONA: Mr. Chairman, I'd like to
9 just comment on one statement that had been
10 made by the applicant, which was a request that
11 the board make a recommendation to the board of
12 trustees on the zoning at this point in time.
13 As there are certain comments that were made on
14 the SDEIS that will have to be addressed in
15 SFEIS. It may be premature, especially with
16 the comments related to density, because they
17 directly relate to the zoning. So you may be
18 better off holding off until you get that
19 information so you're in a better position to
20 make that recommendation to the board of
21 trustees.

22 MR. TEDESCO: Thank you. Thank you. I
23 fully agree with that, and you did it for me.
24 Because I think we need to have the final SEIS
25 accepted as complete, make our findings based

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2 on that, and hopefully, out of the findings
3 will come the recommendation to do the zoning.
4 And once the board of trustees does the zoning,
5 then it can come back to us for the site
6 planning review.

7 MR. GALVIN: And it should be noted that
8 the DSEIS and the FEIS encompasses not only the
9 zoning but the site plan. When they come back,
10 then it will just be your typical site plan
11 review.

12 MR. TEDESCO: Sounds good.

13 MR. FRIEDLANDER: John, I have just two
14 comments. I'm not sure, because I don't have
15 the report in front of me, but the analysis,
16 the fiscal analysis for this -- for this
17 property, do you -- do you remember what the
18 tax generation is proposed.

19 MR. KIRKPATRICK: I'm going to ask Mark.
20 Do you remember, Mark?

21 MR. FRY: Yes, I do. It's -- right --
22 I'll step to the mic.

23 Right now, today, the property generates
24 \$24,000 total tax as a vacant parcel of which
25 15,000, a little over 15,000, goes to the

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2 school system as of now, a little less than is
3 required to educate one child, about \$29,000.

4 When this facility is built, it will
5 generate a little more than \$400,000 per year,
6 total taxes to all jurisdictions. So the
7 comparison is now 24,000, when it's built
8 400,000. Just about exactly, as it happens, 17
9 times as much taxes when it is built than it
10 now generates as an empty parcel.

11 Another way of putting that, it will
12 generate zero, you know, when we get the full
13 fiscal impact analysis, showing the increased
14 costs to each taxing jurisdiction. How much
15 will the increased cost be to the village? How
16 much will the increased cost be to the fire
17 department? How much will the increased cost
18 be to the school system? For the school system
19 it's easy, because there will be no students
20 generated for the schools, and it will generate
21 \$260,000 -- I'm sorry, out of the 400, it's
22 about 329,000. It's enough to educate nine
23 students, nine times 27 whatever that is. So
24 there's a tremendously positive fiscal impact.

25 And that's all starting on page 93 for

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2 anyone who is watching this and wondering where
3 can I find those figures. They can find them
4 starting on page 93, the table that I'm
5 referring to is on page 98. And there is --
6 all of the tables of the fiscal impact analysis
7 are listed in -- they are in a separate section
8 in addition, and there are two more tables we
9 were asked to provide in that Appendix W that
10 the planning board specifically asked for.

11 MR. FRIEDLANDER: So I have a question for
12 -- I don't know who has the answer to this;
13 it's not your bailiwick, Dan. But does -- does
14 the village of Tarrytown provide any financial
15 resources to the ambulance corps?

16 MR. FRY: I can answer that question for
17 you. That's also addressed in -- and I thank
18 Mr. -- Mr. Yamamoto for bringing that up.

19 We have addressed that in the community
20 facility section of the SDEIS. Mr. Ferentinos
21 is here tonight, in the blue shirt next to Mr.
22 Silverman. As a matter of course, Artis Senior
23 Living, unlike many healthcare providers, pays
24 the full cost of the Tarrytown volunteer, every
25 ambulance corps that serves their facility

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2 regardless of whether their individual client
3 has insurance to cover that. So there is a
4 very strong need across Westchester for better
5 funding, for volunteer ambulance corps.

6 As you may be aware, the village of
7 Ossining is passing a new law that will require
8 the billing of those services. Tarrytown does
9 not yet have that law.

10 However, Artis Senior Living will pay the
11 entire cost of every ambulance visit. Further,
12 as we've explained in the SDEIS, they have a
13 medical director. Artis will have a medical
14 director on site at all times. And there will
15 be a triage. They'll treat what they can on
16 site. What they cannot treat on site, they'll
17 treat right next door at another of Mr.
18 Silverman's properties at the Urgent Care of
19 Westchester. They have the full Columbia
20 Doctors there as well for slightly elevated
21 level of care.

22 However, certain of the seniors citizens
23 will, from time to time, require emergency
24 transport to a tertiary care facility. They'll
25 have to be taken ASAP to Westchester Medical

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2 Center. And that will be, we will call
3 Tarrytown -- the medical director will call
4 Tarrytown ambulance corps or Empress. In every
5 event, those services will be reimbursed in
6 full.

7 MR. BIRGY: Why would it be Westchester
8 Medical Center and not Phelps?

9 MR. FRY: Because they have -- depending
10 upon the nature of the emergency, Westchester
11 Medical Center is a tertiary care facility. So
12 people come in with burns over 80 percent of
13 their body. They come from a seven-county
14 range by helicopter. If there's a baby being
15 born that's 12-ounces -- 12-ounces, at birth
16 weight, they can take care of those
17 emergencies.

18 Phelps is certainly will be, wherever we
19 can go to Phelps as a first choice, we
20 certainly will. But there's going to be the
21 issue of transport time and the nature of care,
22 if it's going to be a quadruple bypass stat,
23 it's going to be in Westchester. I don't mean
24 to -- I'm no expert on this but basically that.

25 MR. BIRGY: Just as lead in to Stanley's

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2 question, I think there's also an issue of not
3 only that Artis would be paying for the
4 service, but what is this, you know, does this
5 mean an additional burden on the ambulance
6 service. Because we talked about this. It's
7 the same issue as if you have to hire another
8 policeman, or they have to get another, you
9 know, sanitation truck. So -- so the question
10 is, would the ambulance corps be, you know,
11 burdened by this, and not just a question of
12 paying, but how does that affect the ambulance
13 corps.

14 MR. FRY: I can answer that. And I think
15 it's also in the SDEIS in terms of how often
16 will this happen. How often will an ambulance
17 be called to the 64-bed Alzheimer's/dementia
18 care facility.

19 And the answer on that is about one and a
20 half times per month, 1.5 ambulance trips per
21 month. And that's based on all of the
22 facilities that they already have up and
23 running. So they get an actual
24 apples-for-apples basis. They can say, We have
25 10 facilities with 64 beds each. Based on our

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2 experience with those facilities, we -- they
3 can estimate very closely how many people are
4 likely to need them.

5 MR. BIRGY: It sounds incredibly low to
6 me. I mean, it's just -- is there a way we can
7 get some other verification for that?

8 MR. FRY: Mr. Ferentinos is here. We can
9 certainly provide a statistical background for
10 that. And we -- and if you could --

11 MR. BIRGY: I hope it is. I just --

12 MR. FRY: Yeah.

13 MR. BIRGY: Again, we get a lot of
14 figures. And sometimes they are not, you know,
15 when the reality strikes, it's -- and, again,
16 I'm not -- you know, I'm pleased with, you
17 know, the basic idea of the facility, but I
18 think that, you know, we just have these
19 ancillary questions, and we just don't want to
20 have surprises later on.

21 MR. FRY: It's a legitimate concern. It's
22 a big problem for ambulance corps all over
23 Westchester County. Some municipalities have
24 adopted new legislation, it's something for
25 Tarrytown, but regardless of any new

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2 legislation, Artis Senior Living, has a
3 corporate policy, takes care 100 percent of the
4 municipal costs.

5 MR. GALVIN: In terms of the FEIS, could
6 you address that specific question. Basically,
7 you talked about different levels of care. You
8 talked about the statistical background for
9 that. And maybe there's some even -- is there
10 a cost for ambulance, even though you're paying
11 that, you want to be able to say that too.

12 MR. FRY: Yes. We will be happy to do
13 that. The information you asked for is already
14 in the --

15 MR. GALVIN: Right. Again, in
16 (indiscernible) it's a question when you bring
17 it out, and people can see it right there.

18 MR. FRY: Absolutely. Happy to do that.

19 MR. FRIEDLANDER: So I think the issue is
20 if they're prepared to pay the full cost of
21 every service rendered, but the infrastructure
22 costs or the capital -- fixed capital costs of
23 the building and the ambulances and the
24 replacement of the ambulances and the wear and
25 tear, that's often not included in their bill.

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2 So what I think would be useful is if you spoke
3 to them and said, what are the additional costs
4 that you could -- that you could proportionally
5 contribute to in the long term for structural
6 improvements of the building that they have to
7 operate or for the equipment that they need,
8 including the equipment in the ambulance
9 itself. Because usually when they price it
10 out, they just price services rendered and not
11 -- not the full costs.

12 MR. FRY: I believe, I agree with Mr.
13 Chairman, that's a legitimate concern. And
14 that is something, certainly, we can talk with
15 the representatives of the volunteer ambulance
16 corps, and get an idea of their overall cost
17 structure and not just operating but capital
18 and see and be sure that we are making a
19 reasonable contribution.

20 MR. FRIEDLANDER: Even the cost of
21 training additional people should be included
22 in that because they will probably -- if the
23 demand exceeded what was stated in the report,
24 which it might -- it might happen, people get
25 ill, you may take in older clientele in over

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2 time; so it may increase the use of the need
3 for ambulances. It would be nice to have the
4 ambulance corps be prepared to handle that with
5 the requirements of increased training
6 personnel. Selecting and recruiting personnel
7 should be included in the cost structure.

8 MR. FRY: Absolutely. Training is
9 critically important, and it's -- and it's
10 recurring. The fact that you know how to -- to
11 operate all today's monitors doesn't mean
12 you're prepared to --

13 MR. GALVIN: You may want to put that in
14 context. So, in other words, the -- it's very
15 interesting to know, on average or on a monthly
16 basis, how many ambulance calls do they
17 actually make. And what is the time involved
18 in that, whatever. That would then give you --
19 if it's 1.5 and that takes a certain amount of
20 hours, and the rest of it is, you know, I don't
21 know, 10 or 20. I have no idea. You might get
22 the board and hear what was the context of it.

23 MR. FRY: And also to expand upon that
24 context, I will reach out to my colleagues in
25 Ossining and other municipalities that have

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2 gotten together to address this problem and
3 have a broader statistical basis for the nature
4 of the impact.

5 MR. BIRGY: And just a question for the
6 village attorney: Is there any provision
7 within the village code that would be similar
8 to a recreation fee for something like this?
9 If not, we have to look at doing that, maybe,
10 for the future.

11 MR. GALVIN: You're the attorney.

12 MS. ADDONA: I don't believe so, but we
13 can certainly double-check that. And if
14 appropriate, submit a written comment during
15 the written comment period if the board is
16 inclined to move forward with that.

17 MR. BIRGY: Maybe for the future or
18 something, it would be a good idea to look at,
19 if possible.

20 MS. ADDONA: See if there's a possibility
21 for a text amendment just on a more general
22 basis. Understood.

23 MR. GALVIN: We are very familiar with
24 Ossining; so see what they are doing up there.

25 MR. FRIEDLANDER: Mark, I was struck by a

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2 comment of one of the previous speakers, it was
3 a nurse, said something about the holistic
4 notion of having outdoor recreational with
5 passive spaces. I'm looking at the site plan
6 as it exists now.

7 MR. FRY: Yes.

8 MR. FRIEDLANDER: The area to the left
9 going toward the aqueduct, where is the
10 property line? And is that -- is that actually
11 a live water body that is filled with water
12 continuously?

13 MR. FRY: No, it is not. This -- this is
14 the detention pond that was built in 2015.
15 There is no continuous water body. That's to
16 say there is no flowing brook that goes down
17 through this property. All of the catchment
18 areas on this property, of course, are
19 delineated in the -- in the stormwater
20 management report.

21 When this was built in 2015, it was sized
22 to take not only the runoff from this pervious
23 parking lot here, but also it was sized to
24 fully incorporate the runoff from this.

25 To answer your question: Where is the

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1 property line? The property line on this
2 parcel is 4.6 acres is this dark black line
3 that I'm tracing with my fingers. There's
4 about 600 feet of frontage on Martling Avenue;
5 430 down in this direction. It's contiguous
6 with the Marshall Cavendish Publishing. It's
7 publishing along this line, and it adjoins the
8 remaining eight acres that are a different
9 parcel owned by Mr. Silverman that incorporates
10 this pervious parking lot.
11

12 MR. FRIEDLANDER: So my question is: Are
13 you going to use the green space to the south
14 -- to the rest of the building for park land or
15 for gardens or for -- I'm not --

16 MR. FRY: It will be open space forever.
17 The short answer is, in terms of the recreation
18 for the residents, no. That will be
19 restricted. The residents are under what's
20 called "routine protective oversight." That's
21 to say that they cannot be permitted to wander
22 off on a garden path.

23 I have familiarity with my own family with
24 that issue. And so the gardens are
25 extraordinarily well-designed and landscaped.

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2 They're an actual model for the industry.
3 Because when people are looking for a place to
4 take mom or dad, they're looking for a place
5 that they want them to be happy. And this
6 landscaping that I'm pointing out here will be
7 extraordinarily well done. Thanks to Kathleen
8 Snyder, who is here, raise your hand, please.

9 They've done -- so let me say, this area
10 here, this is the area for the residents. They
11 -- it is -- it can only be reached through the
12 building itself. And it's a beautifully
13 landscaped area for all the residents to walk
14 in these paths, often hand-in-hand with a
15 caregiver, one-on-one. These areas here, the
16 retaining wall, will be extraordinarily
17 well-landscaped, but this area, Dr.

18 Friedlander, here is quite steep; this will not
19 be used for recreation. This will be permanent
20 open space forever. And it will be
21 attractively landscaped, but the primary
22 function of this is for that detention pond.

23 MR. FRIEDLANDER: Okay. I look forward to
24 discussing that in the site plan about the size
25 of that garden, and whether it's adequate. But

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2 you can tell me then, not now.

3 MR. FRY: Okay. Great. Any other
4 questions I can answer.5 MR. FRIEDLANDER: Any other questions from
6 the board? Okay. So let's continue this.7 MR. TEDESCO: I'm going to move that we
8 close the public hearing tonight on the draft
9 SEIS. And we ask the applicant to prepare the
10 final SEIS, which will address all substantive
11 comments made during the public hearing and
12 also written comments made during the 10-day
13 comment period, which will follow this meeting.
14 The final SEIS should also address all comments
15 made by staff and counsel during the production
16 of the draft SEIS, and it should incorporate
17 the draft SEIS by reference. Is there a
18 second?

19 MS. LAWRENCE: Second.

20 MR. TEDESCO: All those in favor.

21
22 (A chorus of "ayes.")23
24 MR. FRIEDLANDER: Carries unanimously.

25 MR. FRY: So, Mr. Acting Chairman, as a

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2 point of clarity to the public, even if they
3 weren't here tonight, can still submit written
4 comments, and they would do that through Ms.
5 Meszaros.

6 MR. TEDESCO: And that refers to not just
7 the people watching but anybody in the audience
8 at home, on the ride home they say, Oh, my God,
9 that's the question I should have asked. You
10 got 10 days. So send us the comments.

11 MR. FRY: Happens to me all the time.
12 Thank you very much.

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16 (Time noted: 7:39 p.m.)
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C E R T I F I C A T E

I, Douglas F. Colavito, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

Douglas F. Colavito

DOUGLAS F. COLAVITO



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