

Memo

To: Chairman and Members of the Planning Board

From: Bob Galvin, Village Consulting Planner

CC: Kathy Zalantis, Dan Pennella, Lizabeth Meszaros

Date: 8/2/19

Re: Artis Dementia Facility (155 White Plains Road) – Summary of Comments Received for Final Supplemental Environmental Impact Statement (FSEIS)

We have provided a summary of the comments received during the DSEIS process which should be addressed in the Applicant's Final Supplemental Environmental Impact Statement (FSEIS). The Planning Board closed the public hearing on the DSEIS on 7/22/19 with an additional 10-day period for written comments. The Planning Board directed the Applicant to develop an FSEIS to address all written comments and comments received at public hearing (refer to Stenographic record). It should also provide a record of addressing all previous comments made by staff and counsel during the production of the DSEIS.

We have provided the Planning Board with the comments that the Applicant needs to address in the FSEIS. We have referred to pages in the stenographic record for specific comments made at public hearing on 6/24/19 and 7/22/19 and specified the outstanding letters that need to be addressed.

Letters to be addressed in the FSEIS:

Cuddy & Feder, LLP Letter in response to Artis Petition to Rezone dated 3/14/19.

NYS DEC, Letter Re: SEQRA Response & Comments on Jurisdiction dated 7/11/19.

Tarrytown Environmental Advisory Council (TEAC), Dr. Carole S. Griffiths, Letter to Tarrytown Planning Board Re: Artis DSEIS, dated 7/24/19.

Specific Comments from Public Hearing held on 6/24/19.

p. 45 – Indicate where the information is found regarding the additional questions asked during the DSEIS process, summarize the information and list the documents in the FSEIS.

Mr. Walsh: “There were 15 questions that were asked of us between the time we prepared the initial SDEIS, and those 15 documents are separately listed, and they are in Appendix W. So, if the question is where do I find the new stuff? Where do I find all these answers to the questions I've asked, and the answer is Appendix W.”

p.44 – Provide information on where the information on the affordable component section was in the DSEIS.

Sally Lawrence – “I have a question. I was wondering where in the document you've addressed the affordable unit question. You discuss that or when you had discussed it, but I just don't know where in the document it's noted. Which was a suggestion to set aside a few of the units for affordability.”

p.45 – Summarize and integrate previous comments made during the DSEIS process within the FSEIS

Mr. Galvin: “It may be helpful because we've gone in 149 questions, I forget the exact number. There were comments that -- you may want to integrate that with your FSEIS and address those in one document so you can see everything.” **MR. TEDESCO:** “That's a good idea”

p. 41 - 42 – Provide comments made by the Village Engineer on water modeling. Provide further commentary in response to Village Engineer's comments on water modeling and institutionalize what you are planning regarding water system going forward.

Village Engineer: “On the water study, we looked at two options. One was to connect either on Martling Avenue or onto Route 119; the initial option of Route 119, it's a small line, it's a 4-inch line. There is inadequate flow. So, the only option without major improvements to the water system would be to connect on 119. The closest water main there, tap, would be at Route 9 White Plains Road. So, they would be adequate flow for the water and in the same instance of the sewer.

Originally, they wanted to connect on again on Martling Avenue and after doing some exploration, there are some pump systems and there are some flat areas that seem to cause a problem. And the alternative again, you go on Route 119 to connect to the sewer upon that road. There would have to be additional studies, explorations to see if there's any other low spots down the road that would have to be improved. “ **MR. GALVIN:** “The applicant may want to after talking to the village engineer embellish that in the FEIS and kind of institutionalize what you are planning on doing going forward.”

p. 42 – Manhole issue was identified. Provide more detailed implementation and plans to deal with this issue.

Mr. Galvin: “The other thing and I think there was a manhole issue too, but you are aware of that.”

p. 42 – Traffic Impacts – Are there any specific additions or other conditions on the Village’s major roads such as Broadway that distinguish it from White Plains Road (Rte. 119).

Mr. Galvin: “Could you address the traffic? I mean, Kimley Horn did a significant traffic study which addressed Broadway as well as 119. And one of the comments that you may want to address is are there any specific additions or other things on Broadway that distinguish it, differentiate it from 119, be it be this type of development, if that makes any sense to you.”

p. 43 – Provide additional study and respond on renewable alternate energy methods for the proposed project.

Joan Raiselis: “The whole notion of the gas moratorium and that you put your application in and good for you. You got your application in on time. There is an issue called climate change and we're having some real ramifications of it. And I think -- I think we ask as a board every one of our applicants to consider renewable energy either as a primary or supplementary source of your energy for the building and I think we will press pretty hard if you guys agree with that comment for -- for addressing that as an addition to, I mean granted you have needs that all health care have pretty significant needs for energy and for sort of constant and constant flow. I see a building there that has potentially a big flat roof. To say that you can't

get any solar panels on it seems dubious. So, I would ask that part of this investigation be to look that that and see how you can benefit. There's a lot of money to be had to help you with that by the state. No ?" **MR. KIRKPATRICK:** "No. No. All we wanted to say, we will definitely study that more thoroughly and give you a response on it."

p. 45 – Describe plans for back up power for the facility.

Paul Birgy: "The question I have: What were you planning on backup for backup power for the facility? Because what we've run across is that sometimes the backup generators will be diesel-fueled, and we would like to know what your plans would be to not go that route, if possible." **MR. KIRKPATRICK:** "We will look in that and give you an answer."

p. 46 – Address Village recreation fees and impact on recreation.

Village Engineer: "Yes. Chairman, I'd like to ask the applicant how they plan to address the recreation fees and impact on recreation." **MR. TEDESCO:** "Oh. Yes. Dan brought up an important point. Addressing the recreation fees for the project should be part of the - something we would want a response to." **MR. KIRKPATRICK:** "Absolutely."

Specific Comments from Public Hearing held on 7/22/19.

p. 78 – Address potential for financial support for the Tarrytown Ambulance Corps.

Mr. Yamamoto: "Last thing I wanted to mention was as a former 15-year member of the Tarrytown Ambulance Corps, this is an organization that runs on a shoe-string budget. It gets its funding from donations and whatever they can get from revenue recovered from insurance companies. I'd really like to see, maybe we can support them, because during the time that I worked with the ambulance corps, we did respond fairly often to the Tarrytown Hall Center (nursing home). So, if maybe there's something that we can implement to help them out, because they don't take tax money at this time, maybe that is also something that we could address."

p. 110 – While it has been represented that the Artis will pay the full cost of each ambulance visit, address contribution to core costs of the ambulance corps including additional capital, equipment, training and recruitment costs. Discuss how the Village of Ossining and other municipalities are addressing this specific issue.

Chairman Friedlander: “So I think the issue is if they're prepared to pay the full cost of every service rendered, but the infrastructure costs or the capital-fixed capital costs of the building and the ambulances and the replacement of the ambulances and the wear and tear, that's often not included in their bill. So what I think would be useful is if you spoke to them and said, what are the additional costs that you could -- that you could proportionally contribute to in the long term for structural improvements of the building that they have to operate or for the equipment that they need, including the equipment in the ambulance itself. Because usually when they price it out, they just price services rendered and not the full costs.””Even the cost of training additional people should be includedselecting and recruiting should also be included in the core structure.”

p. 106 and 114-115 – Provide actual data on the impact of the proposed facility on ambulance calls including the number of monthly ambulance calls and the time involved. Include data from Ossining and comparable municipalities to provide a broader statistical basis for the nature of the impact.

Mr. Birgy – “The estimate of 1.5 ambulance calls per month sounds incredibly low to me. is there a way we can get some other verification for that? Again, we get a lot of figures. And sometimes they are not, you know, when the reality strikes, I'm pleased with the basic idea of the facility, but I think that we just have these ancillary questions, and we just don't want to have surprises later-on.”

Additional Planning Board Comments

1) Provide a rationale for the density in the proposed legislation, namely, 100 units and would this density provide a precedent for generating greater number of units for larger properties requesting a floating zone under the proposed legislation.

2) In line with the Village's Complete Streets policy, describe providing connectivity to Route 119. This conforms to the GML comments by the Westchester County Department of Planning.

3) Describe methods and plans to separate graywater from household wastewater. *Greywater is wastewater which does not contain sewage, typically coming from building sinks, showers, and laundry. Graywater comprises about 60% of typical household wastewater flow . Separation of graywater and blackwater is achieved using separate plumbing. Wastewater separation is relatively easy to accomplish in new construction but can range widely in cost and ease for retrofits of existing facilities.*