

DEVELOPMENT STRATEGIES CO., LLC,
235 MAIN STREET, SUITE 330,
WHITE PLAINS, NEW YORK 10601

MEMO FOR INCLUSION IN APPENDIX W of the SDEIS FOR ARTIS SENIOR LIVING, LLC, SITE AT 153 WHITE PLAINS ROAD, TARRYTOWN, NEW YORK 10591

RE: Subdivision History of Site

DATED: March 17, 2019

This memorandum is to supplement site information already provided in this SDEIS and is written in response to questions regarding the subdivision history of the site raised by members of the Planning Board of the Village of Tarrytown at their work session on March 14, 2019.

- In 2002, shortly after acquiring the entire site then known as 155 White Plains Road, site owner Crescent Associates, LLC, by Leon Silverman, managing member, was approached by the Village of Tarrytown. The village, responding to an initiative of the Village of Tarrytown Volunteer Fire Department, was seeking a site on which to construct a new firehouse to better serve both the New York State Thruway and a possible replacement Hudson River bridge.
- To the village, and the fire department an optimum site for such a facility was a portion of the Crescent site across Route 119 near the New York State Thruway entrance accessing the then-Tappan Zee Bridge.
- Upon a request by the village as to whether Crescent would sell an acre or more to the village, Mr. Silverman proposed that Crescent donate such acreage provided that (1) the donation would be for the purpose of a new firehouse and (2) that the necessary subdivision would be accomplished along with a second

subdivision that Mr. Silverman had been contemplating to set aside part of the 155 White Plains Road existing acreage for an eventual new Class-A office building on the site and (3) Crescent would handle the permitting process.

- When it became apparent that the office building market was softening, Mr. Silverman requested that any subdivision and further site plan approvals granted under same would survive five years before a required renewal and that the right to renew any approved site plan would run with the land. The village agreed and further asked Mr. Silverman as, if and when the anticipated firehouse was constructed, if parking would be available after 5pm daily on the remaining Crescent property holding for fire department events. That request was duly granted as per an agreement prepared by then-village attorney Jeffrey Shumejda.
- The subdivision and site planning for both the new firehouse and a future Class-A office building began in late 2003 and continued until fully approved in early 2006. After the site plan was approved the land was subdivided into three parcels:
 1. 0.545 acre parcel for the new firehouse that would house Tower Ladder 78, for the Washington Hose Company Number 2 of the Tarrytown Volunteer Fire Department
 2. 6.445 acre parcel for the existing buildings at 155 White Plains Road
 3. 6.227 acre parcel intended for a new office building

The village promptly built the new firehouse. The parcel reserved for the approved office building was held in abeyance by Crescent until such a time as a potential tenant or purchaser indicated an interest in same.

However, the office building market had weakened from 2006 until 2013, and despite one renewal of the site plan, no definitive rental or purchase interest ever emerged.

- In 2014 an offer to lease the entire existing office building at 155 White Plains Road came to Crescent Associates from Columbia Presbyterian Hospital Doctor's Group. That offer was contingent upon expanding the existing parking on the site to suit their needs. In a series of meetings involving then-village administrator Michael Blau, then-village attorney Jeffrey Shumejda, and then-building inspector Michael McGarvey, it was determined that Crescent should surrender its' existing, recently-renewed site plan approval for the Class-A office building and request a new lot line adjustment to leave a smaller unused parcel for both the new stormwater detention system and pond and for future sale or use.
- The interior lot line adjustment would re-subdivide the property; removing a 1.6 acre portion of the rear parcel, and adding it to the front parcel in order to allow Crescent Associates to build the additional parking lot that was required by Columbia Doctors under their lease agreement.
- That was done and the reconfigured lots were duly filed with the assessor of the town of Greenburgh and Westchester County. The Columbia Doctor's rental site plus new parking retained the 155 White Plains Road address designation and the remaining vacant lot including a newly-constructed detention facility was assigned an address of 153 White Plains Road.
- The discussion with the Village of Tarrytown did not include on either party's part a request to keep the 2006 approved site plan in effect.
- The Crescent business plan from 2014 forward was to assume considerable debt to both modernize the interior of 155 White Plains Road to meet the

requirements of the new medical office tenant while financing the construction of the new parking lot. Crescent further decided to seek a purchaser for the buildable portion of the new vacant lot in order to liquidate all or a major portion of that debt.

- For the record, before seeking a purchaser of that lot, Crescent, by Leon Silverman, at the village's invitation, worked with the village to by participating in then-ongoing zoning studies and by inquiring of the village as to the type of entity the village would consider for 153 White Plains Road. Meetings on such in 2016-2018 were attended by Crescent Associates and Development Strategies owners and staff as well as the prior and current village attorneys, building inspectors and administrators as well as Planning Board liaison David Aukland and Mayor Drew Fixell.
- The result of those informal discussions was Crescent seeking a seniors-health-oriented, lightly trafficked facility as a potential purchaser. That search, using area brokers, resulted in the interest of Artis Senior Living, LLC, as the potential owner of the site only, of course, as, if and when all necessary zoning issues and site plan/building permit approvals are eventually finalized.

Respectfully submitted,

// Don Walsh //

Development Strategies Co., LLC,

o/b/o Crescent Associates, LLC