

George Latimer
County Executive

County Planning Board

May 4, 2018

Lizabeth A. Meszaros, Planning Board Secretary
Tarrytown Village Hall
One Depot Plaza
Tarrytown, New York 10591

**Subject: Referral File No. TTN 18-001B – Artis Senior Living – Lead Agency
Zoning Text and Map Amendments and Site Plan Approval**

Dear Ms. Meszaros:

The Westchester County Planning Board has received a notice of intent for Lead Agency, pursuant to the NYS Environmental Quality Review Act for the above referenced application to amend the Tarrytown Zoning Ordinance to create a new floating/overlay zone to allow Alzheimer/dementia care housing on properties within the OB, LB and MU zoning districts, subject to certain requirements. The applicant is also seeking to apply this new floating/overlay zone to a 4.6-acre site located at 153 White Plains Road (NYS Route 119). If the zoning is amended, the applicant would seek site plan approval to construct a 35,952 square foot, 64-bed Alzheimer/dementia memory care facility.

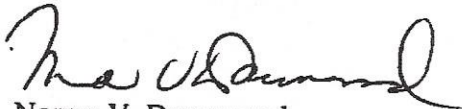
We have no objection to the Tarrytown Planning Board assuming Lead Agency status for this review.

We respectfully request that we be sent additional information on this project, such as the proposed zoning petition, site plans and other supporting materials, as they become available or as this project progresses through the SEQR process.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Acting Commissioner

NVD/KE



Department of
Transportation

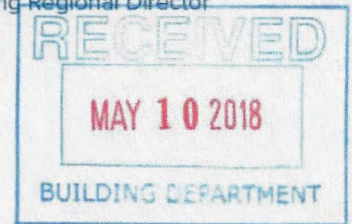
ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

LANCE MacMILLAN, P.E.
Acting Regional Director

May 7, 2018

Lizabeth Meszaros
Village of Tarrytown Planning & Zoning Department
One Depot Plaza
Tarrytown, NY 10591



Re: **NYSDOT SEQR #: 18-092**
Artis Senior Living
Route 119 - Westchester County

Dear Ms. Meszaros:

The Site Plan and Full Environmental Assessment Forms Parts 1 and 2 for the subject proposal were received in this office on May 3, 2018. Also received was the request from the Planning Board declaring its intent to act as Lead Agency to conduct all necessary review under SEQRA. The New York State Department of Transportation consents to the Planning Board of the Village of Tarrytown serving as Lead Agency for review of the referenced proposal.

Any proposed work within the NYSDOT Right-of-Way requires a Highway Work Permit (HWP). A detailed engineering review is necessary and required for issuance of a HWP. The HWP applicant should be directed to contact the local NYSDOT-HWP Engineer to initiate a review process. Please contact:

Anne Darelus, P.E., Permit Engineer
NYS Department of Transportation
1 Dana Road
Valhalla, NY 10595
Phone # (914) 592-1589

The applicant should also be encouraged to review the permit process and all required HWP forms on the NYSDOT website (<https://www.dot.ny.gov/index>). In particular, please review the PERM33-COM form.

Please submit subsequent plans and documents for this project as well as those for any future development proposals in DIGITAL (.pdf) FORMAT –CD, DVD or Thumb drive.

Lead Agency approval under SEQR is required in advance of permitting.

Please reference our SEQRA number, 18-092, on all future correspondence regarding this project.

Future submissions shall be electronic (PDF, CD, DVD, or thumb drive) with one paper copy to the Poughkeepsie office and one paper copy to the Valhalla office below:

Regional Permit Coordinator
NYS Department of Transportation
4 Burnett Blvd.
Poughkeepsie, NY 12603

Permit Engineer, Residency 8-9
NYS Department of Transportation
1 Dana Road
Valhalla, NY 10940

Very truly yours,

Michael P. Manning

Traffic Safety and Mobility Group

cc: Resident Engineer / Permit Engineer, Residency 8-5
G. Bentley, Regional Highway Work Permit Coordinator
Westchester County Planning Dept.



George Latimer
County Executive

County Planning Board

May 11, 2018

Lizabeth A. Meszaros, Planning Board Secretary
Tarrytown Village Hall
One Depot Plaza
Tarrytown, New York 10591

**Subject: Referral File No. TTN 18-001B – Artis Senior Living
Zoning Text and Map Amendments and Site Plan Approval**

Dear Ms. Meszaros:

The Westchester County Planning Board has received a site plan (dated March 7, 2018) for the above referenced application to amend the Tarrytown Zoning Ordinance to create a new floating/overlay zone to allow Alzheimer/dementia care housing on properties within the OB, LB and MU zoning districts, subject to certain requirements. The applicant is also seeking to apply this new floating/overlay zone to a 4.6-acre site located at 153 White Plains Road (NYS Route 119). If the zoning is amended, the applicant would seek site plan approval to construct a 35,952 square foot, 64-bed Alzheimer/dementia memory care facility.

As shown on the plans, although the subject parcel has an address of 153 White Plains Road, the parcel does not share any street frontage with White Plains Road. Street frontage is only provided along Martling Avenue, which is the northern boundary of the site. The applicant proposes to provide vehicular access to the new facility via a connection to an existing parking lot associated with an office park located at 155 White Plains Road. The site's western boundary is the Old Croton Aqueduct railway.

The submitted materials note that proposed development on this site previously went through SEQR review, which culminated in a Findings Statement adopted by the Village on August 28, 2006. At that time, the development was proposed as a 60,000 square foot office building that would function as an extension of the existing office park located at 155 White Plains Road. The proposed Alzheimer/dementia memory care facility would take the place of the previously proposed office building.

Please note that we have not received the proposed zoning amendments and we offer no comments on that aspect of the proposal at this time. We have reviewed the site plan under the provisions of M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments. Please note that some of these comments reference our previous response letter, dated December 5, 2005, which was sent in response to a draft environmental impact statement (EIS) for the SEQR review that the application references.

1. **Bee-Line bus access.** The subject site is located adjacent to Bee-Line bus stop #150, which provides access to both Route 13 and Route 1W. In our review of the draft EIS in 2005, our comment letter noted that the draft EIS discussed plans for a new sidewalk connection to be built between the Bee-Line bus stop and the existing office buildings. Because the site's driveway is still unimproved with respect to sidewalks, we recommend the plans be revised to include a full pedestrian sidewalk connection between the bus stop and the Alzheimer/dementia memory care facility. This would provide safe access for employees and visitors who seek to use existing bus transit to get to the facility. We also point out that demand for transit services to the site could potentially increase after implementation of the Lower Hudson Transit Link, making the need for a sidewalk connection even more important.

2. **Bicycle and pedestrian access.** As we noted in our 2005 letter, the site is located in an area that is very rich in potential for non-motorized transportation. The site is adjacent to the Old Croton Aqueduct trailway, which is an existing facility. But it is also adjacent to Route 119, which was identified in the *Mid-Hudson South Bicycle and Pedestrian Master Plan* as a "road corridor route". This designation from this 2001 planning document ultimately led to the consideration of this road for a Complete Street Design Plan being funded by the NYS Department of Transportation as part of the New New York Bridge project. It is important to note that the shared use path on the New New York Bridge has the potential to increase demand for non-motorized mobility in the immediate area. The implementation of complete street design and new bicycle and pedestrian infrastructure can help meet this demand, but only if the land uses that share the corridor can be inclusive of non-motorized transportation modes.

In addition to the sidewalk discussed above, the plans should be revised to include a bicycle parking component for employees of the facility and for visitors. We also recommend that a bicycle/pedestrian connection be made between the building and Martling Avenue, the northern boundary of the site. This would provide access to the Old Croton Aqueduct from the site since Martling Avenue has access to the trail further north.

3. **Sewage flows.** The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at the Yonkers Joint Water Resource Recovery Facility operated by Westchester County. As a matter of County Department of Environmental Facilities' policy, we recommend that the Village implement or require the developer to implement measures that will offset the projected increase in flow. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

4. **Provisions for recycling.** The Village should require the applicant to verify that there is sufficient space within the development to accommodate the expanded County recycling program that includes plastics with

numbers 1 through 7. County regulations for plastic recycling may be found at: <http://environment.westchestergov.com>.

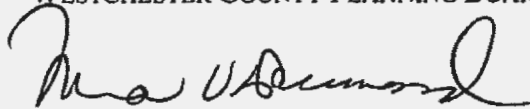
In addition, because the proposed development will feature foodservice amenities for residents, we suggest that the applicant consider using a food composter on site to recycle food waste. This will help in reducing the waste stream from the site into the waste management system and can serve as a resource for the maintenance of landscaping on the site.

5. **Green construction technology.** We encourage the applicant to include as much green construction technology as possible into the proposed expansion.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Acting Commissioner

NVD/LH

cc: Naomi Klein, Planning Director, County Department of Public Works and Transportation
Christopher Lee, Bicycle Pedestrian Coordinator, NYS DOT Region 8
Daniel Convissor, Project Coordinator, Route 119 Complete Street Design Plan Study



George Latimer
County Executive

County Planning Board

June 22, 2018

Lizabeth A. Meszaros, Planning Board Secretary
Tarrytown Village Hall
One Depot Plaza
Tarrytown, New York 10591

**Subject: Referral File No. TTN 18-001C – Artis Senior Living
Zoning Text and Map Amendments and Site Plan Approval
Draft Scoping Document**

Dear Ms. Meszaros:

The Westchester County Planning Board has received a draft scoping document for the preparation of a supplemental environmental impact statement (SEIS) for the above referenced application to amend the Tarrytown Zoning Ordinance to create a new “A/D Floating/Overlay Zone” to allow Alzheimer/dementia care housing on properties within the OB, LB and MU zoning districts, subject to certain requirements. The applicant is also seeking to apply this new floating/overlay zone to a 4.6-acre site located at 153 White Plains Road (NYS Route 119). If the zoning is amended, the applicant would seek site plan approval to construct a 35,952 square foot, 64-bed Alzheimer/dementia memory care facility.

The submitted materials note that proposed development on this site previously went through SEQR review, which culminated in a Findings Statement adopted by the Village on August 28, 2006. At that time, the development was proposed as a 60,000 square foot office building that would function as an extension of the existing office park located at 155 White Plains Road. The proposed Alzheimer/dementia memory care facility would take the place of the previously proposed office building.

We have also received a draft of the proposed zoning text amendment which would add the new A/D Floating/Overlay Zone to the Zoning Ordinance.

We have conducted previous reviews of this matter and we responded to the Village in letters dated May 4 and May 18, 2018. We also submitted comments on the initial draft EIS for development on this site in a letter dated December 5, 2005. We note that the draft scoping document takes into account a number of our previous comments, which we are appreciative of.

At this time we offer the following additional comments with respect to the scoping document. We offer no specific comments on the proposed zoning text amendment at this time.

1. **County sewer impacts.** The draft scope does not contain a section that discusses the use of public water and sewer. We recommend that a section discussing these public services be included in the final scope and that this section specifically include a discussion of the County Department of Environmental Facilities' policy requiring the applicant to identify mitigation measures that will offset the projected increase in flow through the reduction of inflow and infiltration (I&I) at a ratio of three for one. In particular, the environmental impact statement for this project should provide specific details on how implementation of these improvements is to be accomplished. For example, will the applicant be required to place funds into a dedicated account for I&I work based on a per gallon cost of removal of flow through I&I? How will I&I projects be identified? Who will conduct the work and in what timeframe?


The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private structures for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

2. **Solid waste and recycling.** The draft scope does not contain a section that discusses solid waste and recycling. We recommend that a section discussing these topics be included in the final scope. As part of the discussion on recycling, we recommend the environmental impact statement evaluate the potential for the composting of food waste generated by the memory care facility. Food composting would not only reduce the burden of food waste in the waste stream, but it would also provide a resource for the maintenance of on-site landscaping.

In addition, we note that Westchester County has reporting requirements for waste management for businesses with more than 100 employees. This should be noted in the EIS if the proposed memory care facility is projected to have more than 100 employees.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Acting Commissioner



TOWN of GREENBURGH

Community Development & Conservation

Paul Feiner
Supervisor

Garrett Duquesne, AICP
Commissioner
Aaron Schmidt
Deputy Commissioner

July 5, 2018

Ms. Lizabeth Meszaros
Secretary to Planning Board
Village of Tarrytown
Planning and Zoning Department
One Depot Plaza
Tarrytown, NY 10591

Dear Ms. Meszaros,

The Town of Greenburgh Planning Department has received the Notice of Public Scoping Session, which was held on Monday, June 25, 2018, regarding the property located at 153-155 White Plains Road in the Village of Tarrytown. The applicant proposes a zoning code amendment to create a floating/overlay zone to allow for Alzheimer/Dementia Care Facilities for use on this site.

I appreciate the opportunity to comment on the draft scope. The Town of Greenburgh Police Department is unique in that it is one of the few Police Departments in New York State to supply emergency medical services, which presently include services to Assisted Living Facilities in the Town's Villages, such as the Atria in the Village of Ardsley and Cabrini in the Village of Dobbs Ferry.

Section 7. Community Facilities notes that existing conditions (including current services, service levels and capacities of existing municipal facilities and service will be discussed such as police, emergency services), potential impacts and mitigation will be studied.

In addition to studying the impacts of the site proposed at 153-155 White Plains Road in the Village of Tarrytown, it is recommended that the SEQRA study also identify all proposed sites in the Village that would potentially meet the requirements of the floating zone. It is further recommended that the applicant/Village consider the current heavy demand that these facilities place on municipal EMS response when factoring in appropriate mitigations.

Respectfully,

Garrett Duquesne, AICP
Commissioner
Department of Community Development and Conservation