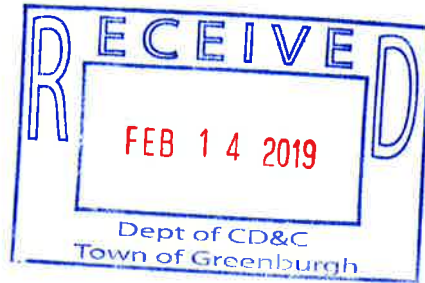


TOWN OF GREENBURGH
PLANNING BOARD

-
1. ROLL CALL
 2. ITEMS FOR DISCUSSION/HEARING

- a) Case No. PB 18-24
Best Subdivision
23 North High Street
P.O. Elmsford, N.Y.
- b) Case No. TB 18-08
Hartsdale Four Corners
Redevelopment Initiative
(Town Board Referral)
Permit



3. ADJOURNMENT
-

Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
February 6, 2019

B E F O R E:

WALTER SIMON, CHAIRMAN

HUGH SCHWARTZ, Board Member

THOMAS HAY, Board Member

VIOLA TALIAFERROW, Board Member

MICHAEL GOLDEN, Board Member (Not Present)

KIRIT DESAI, Board Member (Not Present)

MOHAMED AYOUB, Board Member (Not Present)

ALSO PRESENT: AARON SCHMIDT,
Deputy Commissioner of The Department of
Community Development and Conservation
DAVID R. FRIED, ESQ.
First Deputy Town Attorney
GARRETT DUQUESNE, AICP,
Commissioner of the Department of Community
Development and Conservation

BARBARA MARCIANTE,
Official Senior Court Reporter

1 CHAIRMAN SIMON: Good evening, and welcome to the
2 Public Hearing session of the Planning Board's February 6,
3 2019 meeting. Aaron, can you call the attendance?

4 DEPUTY COMMISSIONER SCHMIDT: Sure. Viola
5 TaliaFerrow?

6 BOARD MEMBER TALIAFERROW: Here.

7 DEPUTY COMMISSIONER SCHMIDT: Walter Simon?

8 CHAIRMAN SIMON: Here.

9 DEPUTY COMMISSIONER SCHMIDT: Hugh Schwartz?

10 BOARD MEMBER SCHWARTZ: Here.

11 DEPUTY COMMISSIONER SCHMIDT: Thomas Hay?

12 BOARD MEMBER HAY: Here.

13 DEPUTY COMMISSIONER SCHMIDT: Note for the record
14 that Board Members Mohamed Ayoub, Kirit Desai and Michael
15 Golden are not present. Thank you.

16 CHAIRMAN SIMON: The first item on the agenda is
17 Best, Subdivision 23 North High Street, Case PB 18-24.

18 MR. EMILIO ESCALADAS: Good evening, everyone.
19 Emilio Escaladas, Escaladas Associates Architects and
20 Engineers. This parcel is an oversized parcel that is
21 being reapportioned into one existing house plus a new lot.
22 They are in an R-75. Both final sized lots will be
23 oversized. There will be above 7500.

24 We're proposing plantings as seen up on the
25 screen. There is about seven new trees separating the

1 existing lot from the new lot, or the existing house from
2 the new lot.

3 All the utilities are on the street. They are
4 present, the water, the sewer. The drainage is taken care
5 of by individual storm water catch basin devices. There is
6 really nothing extraordinary about it.

7 The steep slope is met. The house fits the
8 setbacks, buildable envelope. It's the last lot on the
9 street, I should say. It's a very quiet area, very nice
10 area. That's it.

11 DEPUTY COMMISSIONER SCHMIDT: So this Board saw
12 this project in work session two weeks ago. It's a rather
13 straight forward subdivision. There are -- I'm sorry, two
14 weeks.

15 DEPUTY TOWN ATTORNEY FRIED: Three weeks ago.

16 DEPUTY COMMISSIONER SCHMIDT: Three weeks ago.
17 Sorry, thank you for reminding me. There are steep slopes
18 to the rear of the site as shown on this plan. However,
19 the disturbance is kept out of the regulated steep slopes
20 so that this project does not require a steep slope permit
21 from the Board.

22 The only item that I recall that came up at the
23 work session was whether or not the applicant would be
24 agreeable to install some landscaping. And the applicant
25 worked with me, is installing Colorado Blue Spruce and a

1 Sugar Maple in the front yard to, you know, create some
2 canopy along that street and continue the plantings that
3 you see along that stretch of the roadway.

4 It is the last lot on the street. And if the
5 Board had any other questions, otherwise you can open it up
6 to the public.

7 Before you do that, though, the project was
8 preliminarily classified as an unlisted action and staff
9 does have a draft negative declaration prepared, if the
10 Board wishes to move forward with this.

11 BOARD MEMBER SCHWARTZ: So the first thing would
12 be to move that it's an unlisted action?

13 CHAIRMAN SIMON: Yes. We will entertain a
14 motion.

15 BOARD MEMBER SCHWARTZ: I will do that.

16 BOARD MEMBER HAY: Second.

17 CHAIRMAN SIMON: All in favor? Aye.

18 BOARD MEMBER TALIAFERROW: Aye.

19 BOARD MEMBER SCHWARTZ: Aye.

20 BOARD MEMBER HAY: Aye.

21 CHAIRMAN SIMON: The second one is to declare
22 this application a negative dec., a neg. dec. for this
23 application.

24 DEPUTY COMMISSIONER SCHMIDT: Correct.

25 BOARD MEMBER TALIAFERROW: So moved.

1 BOARD MEMBER SCHWARTZ: Second.

2 CHAIRMAN SIMON: All in favor? Aye.

3 BOARD MEMBER TALIAFERROW: Aye.

4 BOARD MEMBER SCHWARTZ: Aye.

5 BOARD MEMBER HAY: Aye.

6 DEPUTY COMMISSIONER SCHMIDT: Thank you.

7 CHAIRMAN SIMON: As Aaron pointed out, this
8 appears to be a straight forward application. I have no
9 questions on it. Does any other Board member have
10 questions?

11 BOARD MEMBER TALIAFERROW: No.

12 CHAIRMAN SIMON: Is there anyone from the public
13 who would like to speak to this application?

14 (Whereupon, there was no response from the
15 public.)

16 CHAIRMAN SIMON: If not --

17 DEPUTY COMMISSIONER SCHMIDT: You may proceed to
18 close the hearing. Staff would recommend that you keep the
19 written record open until February 13th.

20 CHAIRMAN SIMON: February 13th.

21 BOARD MEMBER HAY: I move that we close the
22 Public Hearing and keep the record open until
23 February 13th.

24 BOARD MEMBER TALIAFERROW: Second.

25 CHAIRMAN SIMON: All in favor? Aye.

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BOARD MEMBER TALIAFERROW: Aye.

BOARD MEMBER SCHWARTZ: Aye.

BOARD MEMBER HAY: Aye.

MR. EMILIO ESCALADAS: Thank you. Good evening.

DEPUTY COMMISSIONER SCHMIDT: Thank you.

1 CHAIRMAN SIMON: The next thing on our agenda is
2 the Four Corners recommendation to the Town Board that
3 Garrett has been working on. And I believe you have some
4 of the executive summaries available to the public. If you
5 would like -- do we have them?

6 DEPUTY COMMISSIONER SCHMIDT: We did make them
7 available.

8 BOARD MEMBER SCHWARTZ: They are at the front
9 desk. If you did not get one, there are drafts of the
10 executive summary at the front desk.

11 CHAIRMAN SIMON: What I would like to do is have
12 Garrett give a brief overlay of the project. We have
13 discussed this before at other hearings. So I would like
14 to devote most of the time to public discussion and give
15 people the opportunity to speak to this project.

16 So we will start off with Garrett giving a brief
17 overview and then turn it over to the public and have the
18 public comment on this application.

19 COMMISSIONER DUQUESNE: Thank you. Good evening,
20 Chairperson Simon, and members of the Planning Board. For
21 the record, I'm Garrett Duquesne, Commissioner of the
22 Department of Community Development and Conservation.

23 Just a bit of housekeeping, for those that have
24 sort of been tracking this study, we call it a study as
25 opposed to a project, may have noticed that there is an

1 updated revision to the study, dated February 1, 2019,
2 whereas the initial version that was referred by the Town
3 Board was October 24, 2018. Just as a point of
4 clarification.

5 The updates that have happened since that initial
6 version were essentially comments of the Planning Board,
7 reactions to the comments of the Planning Board. As you
8 can see on the screen there, we added a cover page. The
9 table of contents are finished and forthcoming. Those will
10 be added to the plan.

11 The Planning Board, as I complimented you
12 previously, prepared a very nice and concise executive
13 summary that really focused the guiding principles for the
14 plan. And that's sort of tucked right into the front of
15 the document to really give the reader an overview of what
16 was formally a 41-page land use study.

17 Additionally, within the study itself, I did make
18 one modification, and that is, there were some guiding
19 principles embedded within the land use study. And those
20 were updated to be reflective and really match what I
21 received from the Planning Board and that I sort of
22 reformatted. So just as clarification, those are the
23 updates to this new version. Otherwise, pretty much the
24 land use study remains intact and comparable to what was
25 initially referred by the Town Board.

1 As Chairperson Simon mentioned, I will keep my
2 remarks brief. Major endeavor here and, you know, I can
3 easily talk for an hour, but I know we have a lot of public
4 here and I'm anxious as well to hear the comments. But I
5 will give a brief overview just for those who perhaps are
6 not familiar with the study. And also, I will certainly be
7 here to answer questions, if there is things that are not
8 covered.

9 The Hartsdale Four Corners Study is just that,
10 it's a study. I think the best way to describe what is
11 achieved here is actually Goal One that's identified in the
12 study. And that is to revitalize the Hartsdale Four
13 Corners study area through a planning and rezoning process
14 to create a vibrant neighborhood center and gateway to the
15 Hartsdale Train Station and surrounding residential
16 communities.

17 That's really the heart of what we're trying to
18 achieve here with this study. It is to really enhance the
19 potential for Four Corners. As we've discussed in the
20 past, if the present zoning districts that encompass this
21 Four Corners area, and Aaron, if you would. We have a
22 graphic of an aerial of the Four Corner Study.

23 The study identifies that the present zoning
24 really doesn't incentivize any property owners to make, you
25 know, significant changes. Several of the property owners

1 have done facade improvements. Those buildings look
2 markedly improved, but ultimately in terms of land uses,
3 orientation, urban design, there is really not much you can
4 do with the present zoning district. So when we talk about
5 planning for potential for a mixed use neighborhood center,
6 that is not something the present zoning would allow.

7 What this study does, just a couple of points, it
8 runs through various potentials. That conclusion of a
9 mixed use center, you know, wasn't at the forefront of the
10 study, it's actually towards the end.

11 What was studied was the prospect of a series of
12 variety of alternatives, one of which was potential for
13 just straight office development. Should an office
14 development be incentivized in this portion of Hartsdale.
15 And the conclusion was that it doesn't make sense. As we
16 all know, the office market is declining in the northeast
17 and more specifically in Westchester, and we see it right
18 here in Greenburgh.

19 The study also looks at if more dense commercial
20 type development would make sense at this Four Corners
21 area. And the conclusion there is similarly, it doesn't
22 really make sense. We all know the challenges that are
23 faced with the retail market, the declining retail,
24 vacancies, things of that nature. You know, two-story
25 retail is really, you know, an anomaly, if it's

1 functioning. Anywhere in the County, you just don't see
2 that. So they are sort of like ruled out.

3 As we mentioned, the existing zoning.
4 Essentially, if you have existing zoning, you're going to
5 see what's there, you know, ten years from now, 20 years
6 from now. There is really no incentive to redevelop.

7 Some other noteworthy aspects of this study. You
8 know, we all know the challenges that are faced at Four
9 Corners: Traffic, storm water, aesthetic challenges,
10 vacancies, parking. And Aaron, in this graphic, in the
11 next few graphics, there's some examples of the challenges
12 of Four Corners. These are things we drive by everyday.
13 We walk by everyday. So I think, you know, people are
14 quite familiar with the challenges.

15 I think it's noteworthy to tie this land use
16 study to our Comprehensive Plan. The Town of Greenburgh
17 passed a Comprehensive Plan in 2016. And what that
18 Comprehensive Plan did was identified the Four Corners area
19 as a study area.

20 So the actual 2016 Plan didn't specify what
21 exactly Four Corners should be and it left it up to further
22 debate, if you will. And this is really furthering that
23 sort of policy of let's study and look at Four Corners. So
24 that's the connection to the Comprehensive Plan.

25 BOARD MEMBER SCHWARTZ: But there is no

1 definition, firm definition, as of today as to what Four
2 Corners is, correct?

3 COMMISSIONER DUQUESNE: Yes. I think that's a
4 good question. That's absolutely right. There is many
5 things that are not fixed or firmed. Actually, Aaron, if
6 you can go back to the boundaries. And I'll get more into
7 that in a moment, Hugh.

8 You know, the boundaries shown there, it's a
9 loose, rough boundary. It's not parcel based. At this
10 point it would be premature to establish what properties
11 absolutely should or should not be within the district.
12 It's essentially general.

13 In terms of densities or heights, it's premature
14 to assign what's appropriate. When we talked about
15 challenges, some of the major challenges are traffic.
16 Ultimately, there really needs to be some very technical
17 traffic studies undertaken to identify what is the capacity
18 for redevelopment at Four Corners.

19 If, you know, certain mitigations are made and
20 this study alludes to some, it might be viable. Such as a
21 widening of East and West Hartsdale Avenue. If that could
22 be undertaken, that really opens up the potential for
23 something more dense than if no transportation improvements
24 were made.

25 So there are many aspects that, you know,

1 shouldn't really, it's premature to define them now and
2 they shouldn't be defined. Also, I think, heights of
3 buildings. What the study identifies is that, you know,
4 we're not New Rochelle, we're not White Plains. It's not
5 appropriate for, you know, the 20, 30, 40-story towers that
6 happen in those cities where it's absolutely appropriate in
7 those places.

8 But the study doesn't say exactly what story it
9 should be, but it definitely conveys that Greenburgh is a
10 suburban community and any heights are subject to further
11 thought. But really they have to honor neighboring
12 properties, but there is not that level of specificity.

13 Generally, the plan, what it does is it sets
14 forth this policy of hey, there really should be a mixed
15 use development at this -- there should be a mixed use
16 development at this intersection. The mixed use
17 development can spur storm water improvements, traffic
18 improvements. It can be done in an aesthetically pleasing
19 manner. It can have open spaces. Essentially, a lot of
20 the components that really the Four Corners lacks at this
21 time.

22 Couple other important notes. The whole concept
23 is really rooted in sort of like this overall partnership.
24 What is really needed and has been happening thus far is
25 coordination between a variety of partners; present land

1 owners, the Hartsdale Fire District, New York State
2 Department of Transportation, Westchester County Planning
3 Department.

4 And all of these players have been contacted and
5 we've been soliciting information from them and they will
6 continue to be a player, a stakeholder, in this process.
7 And most importantly, you see them here in the audience,
8 our residents.

9 So it's very important to get feedback from
10 residents. Help, enable, help frame, when you think about
11 what heights are appropriate, it's residents that live in
12 the area, residents that live in the Town. We really want
13 their input to help frame that type of parameter for the
14 project.

15 I think what I would like to do is actually,
16 unless there is further questions, I know you're anxious to
17 hear from the public as well, and I'm here to answer
18 questions.

19 CHAIRMAN SIMON: I would like to turn it over to
20 the public for comment. And because we have, the Board --
21 not unless some Board members would like to, have
22 questions. Yes, we would like to turn it over to the
23 public and have the public come up and comment.

24 I would ask that we adhere to the process of not
25 repeating what someone else already stated. Once it's

1 stated, it goes into the record. If you agree with that,
2 just say I agree with what Mary Jane said. In addition to
3 that, I would like to add, and if you want to add something
4 new, then you can add something new.

5 If you don't have anything new to add to it, just
6 say you agree with the previous speaker. If we do that, we
7 allow everyone the opportunity to speak without repetition.
8 Because as I said, once you say it, it's on the record.

9 So with that in mind, I would ask that you come
10 up to the podium. We do not have a time limit on the
11 speaker, but we ask that you use your good judgment and be
12 as concise as you can and stay on point when you're making
13 your comments.

14 So with that in mind, I would like to turn the
15 podium -- first of all, how many people would like to speak
16 tonight so I can get an idea? One, two, only three
17 speakers, four?

18 BOARD MEMBER TALIAFERROW: No, there's
19 actually --

20 DEPUTY TOWN ATTORNEY FRIED: Five, six.

21 DEPUTY COMMISSIONER SCHMIDT: Five, six, yes.

22 BOARD MEMBER TALIAFERROW: -- six.

23 CHAIRMAN SIMON: Six, okay. So we have about a
24 half dozen speakers. So we should have plenty of time for
25 everyone to come up. But again, I ask that you adhere to

1 those guidelines.

2 MS. CHRISTINE BRODA: Good evening, everyone. My
3 name is Christine Broda. I'm with Inspired Places, along
4 with my partner, who is sitting here, Patrice Ingrassia.
5 We were engaged by two of the owners of properties at the
6 Four Corners about 18 months ago to look into what could be
7 done with their properties.

8 Just as a little bit of background, I am an
9 architect, who's also practiced here in the Town for many
10 years. I've been in private practice for over 30 years and
11 I've been very familiar with the Town.

12 Also, Patrice and I are both residents of the
13 Manor Woods neighborhood, which abuts the Four Corners.
14 And we've both been intimately aware of the issues and very
15 familiar with what goes on with the neighborhood around
16 Four Corners.

17 So we're invested in this both as professionals
18 hired by our clients, but also as residents. And we're
19 deeply involved with it, with -- our views are deeply
20 intertwined between residential and also as professionals.
21 We -- if you can go to the next slide, please, Aaron.

22 BOARD MEMBER SCHWARTZ: Excuse me, I'm not sure
23 why we're doing this part of it. I really am not. I think
24 people have seen this presentation. I would suspect the
25 public -- let me finish, Christine, please.

1 I really want -- we've heard from you on several
2 occasions. This is really for us to get feedback from
3 other people in the public so that we understand how the
4 community is feeling about it.

5 I really appreciate all the work you've done.
6 We've gone through this, God knows how many times already.
7 I really would like, personally, this is my opinion, no
8 reflection on the great work you've done. We would like to
9 hear from the public.

10 MS. CHRISTINE BRODA: Just to say we're not
11 rehashing what we presented before. We actually have some
12 commentary on the vision as presented by the Town. And we
13 think there are some things that are missing in the vision
14 that we think are critical for the success of this project.
15 And therefore, we would like to be able to present what
16 those items are, while we have presented them in the past,
17 they are not in the vision as presented now by the Town.

18 CHAIRMAN SIMON: Can you focus your comments on
19 these new --

20 MS. CHRISTINE BRODA: Yes, absolutely.

21 CHAIRMAN SIMON: Not on the previous report.

22 MS. CHRISTINE BRODA: Yes, that's exactly what
23 we're doing. Why we are here tonight is because we want to
24 point out one of the things -- first of all, we do agree
25 with the majority of it because it certainly is very

1 similar to what we had presented in the past. So we're not
2 going to rehash the things that we really agree with. But
3 we do agree that it's a pretty sound, based reckoning on
4 what should be done. However, where we differ are on some
5 very key issues.

6 CHAIRMAN SIMON: I would like you to focus on
7 those.

8 MS. CHRISTINE BRODA: Yes. And that's what we're
9 going to talk about tonight. The primary one is that we
10 have seen that there are noted several times in the course
11 of the documentation certain tactical -- these are small
12 items. But there are certain tactical things like the
13 widening of the streets at Hartsdale Avenue.

14 And we also know that the Town has purchased two
15 of the properties in anticipation of the widening, we would
16 like to encourage that the traffic studies be done first in
17 order to understand that that actually is the appropriate
18 tactic to be used.

19 Also, the FEMA flood zone designation is noted.
20 But solving that, finding a way to help mitigate that is a
21 paramount thing that we need to have as part of the goal of
22 the storm water studies.

23 Just a couple of things, you mentioned a
24 conservation easement. We can talk about that later what
25 that would mean to individual property owners. The fact

1 that the zoning map is not going to be defined at the
2 beginning or that the district boundaries are not going to
3 be defined right away is of concern from a -- you know, we
4 are hired by two of the property owners who intend to
5 develop.

6 We have had long discussions with them about what
7 this means in terms of trying to attract other developers
8 to engage in these properties. And their feeling is very
9 strong, that unless the zoning district is defined, no one
10 is going to join in the process of helping this happen
11 unless they know that they are buying a property that will
12 be included.

13 And we also question is it legal in the SEQRA
14 process to make a zoning definition without saying it's the
15 these specific properties. So that's a big concern for us.
16 It's really something that could make it very difficult to
17 attract a developer if they don't know that they can
18 actually buy an individual property and have it be part of
19 the zone.

20 But the big thing that we find is a big
21 difference is there is a constant message -- mentioning,
22 sorry, that while it's mixed use is encouraged, which is
23 great, the residential portion is constantly referred to as
24 rental. It doesn't say no condo, but we know in
25 discussions that we've had before, the Town has expressed a

1 great deal of interest in having the rental only.

2 That is practically a deal breaker for many
3 developers. And the reason being because it hampers their
4 ability to flexibly be able to react to the market. If
5 you're going to have apartments, it's important that you
6 have the flexibility so that you can attract the most, the
7 best developers to develop. And also to have the ability
8 to attract people according to what the market is.

9 Right now it's rental. The rentals are starting
10 to crash in the City, and that's because of prices. But
11 who knows, in five years, maybe there is a change in the
12 tax law. And now condo ownership is important, if we're
13 trying to attract people who are downsizing, if we're
14 trying to attract retirees.

15 Let's say some of the citizens here in Town
16 decide they want to stay in Town. They want to sell their
17 home and get a condo. And the reason being because when
18 they sell their home, they have two years to buy something
19 else before they get hit with a big capital gains tax.

20 So condos can be very useful for attracting
21 people. If we want to get people to come, without that as
22 a possibility, you're going to end up limiting who is going
23 to buy. It's like trying to sell your own home and saying
24 I'm only going to accept people with cash. Well, now
25 you've excluded a huge part of the market.

1 So what we don't want to do is set us up for
2 failure or limit us in such a way that a building owner is
3 hampered now by not being able to sell their building
4 because they can't find a buyer, because we've said you
5 can't have condos.

6 And in fact, when we did the work last year, we
7 went to the tax assessor's office and brought a pro forma
8 building, a hypothetical building of what one of these
9 buildings would be.

10 We presented two scenarios. One would be a
11 building that they are identical in size. One would be 50
12 rental apartments. And both buildings, it would be the
13 first two floors of commercial or retail. The rest would
14 be 50 rental apartments and the other building was 37
15 condos, okay.

16 And the reason for the size difference is that
17 condos, generally speaking, are built a bit larger than a
18 rental apartment would be. So right there you're kind of
19 limited if you don't have that flexibility. I can't just
20 take a condo -- a rental and then suddenly change it to a
21 larger apartment.

22 So, but if you look at the tax benefits of --
23 and, Aaron, if you can go two pages more. I'm sorry, that
24 one, that past one. We did a comparison of the tax
25 revenues. I have them here, too. I can hand this out to

1 you.

2 We actually find it was 37 apartments, the condo
3 building is assessed, even the way we tax condos now, I
4 know there is a lot of discussions about that. But even at
5 today's tax rates, a condo building with 37 apartments
6 would garner about \$200,000 more in taxes than a rental
7 building would be. The condos are actually valued so much
8 higher from an assessment standpoint than a rental would
9 be.

10 BOARD MEMBER SCHWARTZ: What about a co-op?

11 MS. CHRISTINE BRODA: That we didn't go to
12 because, you know, we haven't looked at that. But when you
13 look at, for instance, some of the co-op buildings that are
14 near by. Like the pro forma building we did, we looked at
15 about a 30, it was assessed at about \$30 million. And some
16 of the co-op buildings nearby were also assessed at that.
17 So the likelihood is that a co-op building would still
18 bring in a good amount of revenue.

19 BOARD MEMBER SCHWARTZ: But you focused on a
20 condo versus a co-op for some reason, you must have some
21 reason for that.

22 MS. CHRISTINE BRODA: Just that condos tend to be
23 little bit more favorable these days in terms of how people
24 want to have --

25 BOARD MEMBER TALIAFERROW: Right.

1 BOARD MEMBER SCHWARTZ: It is.

2 MS. CHRISTINE BRODA: Not a lot of people like to
3 live in co-ops. Condos are really kind of -- very few new
4 buildings are developed as co-ops.

5 BOARD MEMBER SCHWARTZ: From a tax benefit makes
6 a difference for the Town, doesn't it, under the common
7 law?

8 MS. CHRISTINE BRODA: Yes, it does.

9 BOARD MEMBER SCHWARTZ: Significant difference.

10 MS. CHRISTINE BRODA: Well, that's something we
11 did not approach. We will be happy to do that. We can go
12 to the tax assessor and have this scenario positioned as
13 a --

14 BOARD MEMBER SCHWARTZ: Could be my reaction to
15 what you're talking about is premature, I think.

16 CHAIRMAN SIMON: With what?

17 BOARD MEMBER SCHWARTZ: With this whole
18 presentation. I fully understand a lot and I agree, by the
19 way, with a lot of what you said, particularly when it
20 comes to the analysis that has to be done.

21 But we're in the beginning conceptual stages of
22 this. We're not close to writing a zoning law. We're a
23 good, I'm guessing, optimistically, Garrett, correct me if
24 I'm wrong, but I'd be surprised if we write a zoning law in
25 the next 12 months on this, I really would.

1 MS. CHRISTINE BRODA: I agree with that. I think
2 it's going to take at least 12 months.

3 BOARD MEMBER SCHWARTZ: So I really would, I'm
4 really thirsting to hear what the community is looking for.
5 That's really what I want to hear tonight. Again, you're
6 the Chair.

7 CHAIRMAN SIMON: Yeah, but I think it's valuable,
8 the remarks are valuable in the sense that we know these
9 are things that we have to look at. We have to look at
10 whether or not it should be in our vision, we should talk
11 about housing or we should talk about rental or condos. I
12 think that's something -- we're not making that decision
13 now, but at least we should know that's something that we
14 should --

15 MS. CHRISTINE BRODA: The only reason we raise
16 it, the only reason we raise it is because in the vision
17 document, it specifically says apartments, rental. That's
18 the only reason --

19 BOARD MEMBER SCHWARTZ: Okay, I think that -- I
20 agree with you that should be left to morph it --

21 MS. CHRISTINE BRODA: If that rental part could
22 be taken out --

23 BOARD MEMBER SCHWARTZ: It should be left to
24 morph it, okay.

25 MS. CHRISTINE BRODA: Right.

1 BOARD MEMBER SCHWARTZ: We're talking about
2 residential with a parenthesis, I can agree with that.

3 MS. CHRISTINE BRODA: A residential properties --

4 BOARD MEMBER SCHWARTZ: I can agree with that.

5 MS. CHRISTINE BRODA: That's all we're trying to
6 impress is that by being that specific you really --

7 BOARD MEMBER SCHWARTZ: Right.

8 CHAIRMAN SIMON: Okay.

9 BOARD MEMBER HAY: You're alarmed by seeing it in
10 there already.

11 BOARD MEMBER SCHWARTZ: That's a fair comment.

12 CHAIRMAN SIMON: Okay. And we really would like
13 to have everyone speak. So I would ask you to, you know,
14 wrap up.

15 MS. CHRISTINE BRODA: Actually, I only have a
16 couple of other points to add.

17 CHAIRMAN SIMON: Okay, please do that so we
18 can --

19 MS. CHRISTINE BRODA: These are things that are
20 actually not -- just one thing that's in the vision is
21 about the lack of funding for, you know, there is no plan
22 right now that shows that the Town is committed to funding
23 these land use studies. There is a mention of wanting a
24 public private partnership.

25 That, again, requires a developer be brought on

1 board, or multiple developers to be brought on board, to
2 help fund the land use studies that have to come, to fund
3 that 12-month process. And if that were to occur, again,
4 we need to have some assurance that these people are going
5 to have some possibility of success.

6 You know, the last thing we want to do is have a
7 zoning district or a project design that everybody says,
8 well, thanks very much, but we're not building it. So
9 that's what we have now. We have a zoning law that allows
10 for development and no one is doing it. So we just want to
11 make sure that we're looking for key successors here.

12 The only other two points I wanted to make was
13 actually not from anything that's in the vision, but
14 something that Supervisor Feiner has thrown out there. One
15 is the land use committees that he would like to have and,
16 you know, that's not very well defined yet, but if they had
17 veto power, this is the kind of thing that, again, the
18 developers would be very reluctant to even come near the
19 Town for because we don't --

20 CHAIRMAN SIMON: For the record, this Town, this
21 Planning Board wrote a letter to Mr. Feiner and the Town
22 Board emphasizing that that is not the correct way to go
23 and for the reasons you cited and the fact that it runs
24 contrary to State law, so yes.

25 MS. CHRISTINE BRODA: Right. It might not even

1 be, legal. Okay, great.

2 CHAIRMAN SIMON: That's something we're on board
3 with.

4 MS. CHRISTINE BRODA: Then the other thing was
5 just sort of more of a procedural thing about his throwing
6 out also the request for having a committee to help devise
7 the RFP for the study for the traffic and storm water.

8 BOARD MEMBER SCHWARTZ: We addressed that one,
9 too.

10 CHAIRMAN SIMON: Similar response. Similar
11 response. Our letter should be a part of the public record
12 so you can ask for a copy.

13 MS. CHRISTINE BRODA: Excellent. Excellent.
14 Because what we want, what we do believe is that the first
15 step for, at least for the storm water and traffic, is just
16 establish what exists. There is no way to predict the
17 future.

18 I know you all mentioned that in the last meeting
19 that it should include the future. But until we go through
20 the land use study, until we get through that 12-month
21 process, how can we know what the future would be --

22 BOARD MEMBER SCHWARTZ: That's not what we said,
23 though.

24 MS. CHRISTINE BRODA: Well, that's how we see it.

25 BOARD MEMBER SCHWARTZ: Well, that's not what we

1 said. Let me just explain what we said, okay. And then I
2 really would like to turn it over to the public.

3 What we said was that study should definitely
4 evaluate existing conditions. And Garrett I think said it
5 very well in his opening remarks. It should also give us a
6 view of what potential capacity there is with mitigation to
7 build because, or else you have a chicken egg situation
8 here.

9 MS. CHRISTINE BRODA: Right.

10 BOARD MEMBER SCHWARTZ: So we're not predicting
11 the future. We're saying what's real -- we need that RFP
12 to address, that consultant, to address what is even
13 possible. That's what, that is really what the RFP is for,
14 not to predict the future.

15 MS. CHRISTINE BRODA: Right. Even with what,
16 just what we have is existing. But once we get into the
17 whole zoning district, then we're going to know what we
18 have to design for for the future.

19 BOARD MEMBER SCHWARTZ: Right. What can --

20 BOARD MEMBER TALIAFERROW: Right.

21 BOARD MEMBER SCHWARTZ: There is a maximum
22 capacity no matter what you do for that area. And we have
23 to try to figure out what that is. That's really what the
24 objective of what those studies are.

25 MS. CHRISTINE BRODA: That's great. Thank you

1 very much. Thank you so much. I appreciate your time.
2 Thanks very much.

3 BOARD MEMBER SCHWARTZ: Thanks.

4 CHAIRMAN SIMON: Thank you. Please come up and
5 identify yourself.

6 MS. ELAINE TAYLOR-GORDON: I told Mr. Fried that
7 I didn't come here to speak.

8 CHAIRMAN SIMON: Please speak into the
9 microphone, please.

10 MS. ELAINE TAYLOR-GORDON: I told Mr. Fried that
11 I didn't come here to speak but to learn. And I'm learning
12 fast. I apologize for getting up to speak without a
13 preparation --

14 DEPUTY TOWN ATTORNEY FRIED: I'm sorry, your name
15 is? Your name is?

16 CHAIRMAN SIMON: Ma'am, please identify yourself.

17 MS. ELAINE TAYLOR-GORDON: My name is Elaine
18 Taylor-Gordon. I live in Hartsdale Estates. I moved here
19 two years ago. I've been renovating a house in that time.
20 I lived in Scarsdale for 20 years and in White Plains for
21 ten years.

22 I was very active trying to defeat the French
23 American School development in White Plains. I am a very
24 involved community activist. I've been on the committee
25 from Hartsdale Estates that put together the petition with

1 500 signatures. I probably got about 200 of those
2 signatures going door to door, all around the Hartsdale
3 Estate area and talking to people about the importance of
4 revitalization of the Four Corners.

5 I should also tell you that I'm a working woman.
6 I have my own business. I'm in New York during the week.
7 I'm Vice President of the Board of my co-op at Beekman
8 Hill, 420 East 51st Street. And I'm very involved in real
9 estate circle. So this is just my qualifications for
10 speaking right now. I used to own an advertising agency
11 and I was the agency that fired the queen, Leona Hemsley.

12 Putting that aside, I think that what we're
13 facing here, the Four Corner revitalization, is very
14 similar to what New York City went through with the High
15 Line. Everybody said it couldn't be done. It was an area
16 that was terribly depressed in lower Manhattan, below
17 16th Street, the meat packing district.

18 And everybody who's been there knows that it has
19 totally revitalized lower Manhattan. There were many more
20 problems there than we have here in Hartsdale. There is no
21 such thing as finding a site the size of Four Corners and
22 not having problems. And all of the issues you've raised
23 are really very important.

24 It's important what we do with water spill off.
25 I experience it just myself in Hartsdale Estates, which is

1 very hilly and water is an enemy. It's something we have
2 to resolve. I remember a few years ago when we had a flood
3 in downtown Hartsdale and lost so many retail businesses.

4 So all of these things have to be done. And for
5 that reason I agree it is premature to talk about what kind
6 of residential properties we're going to build there.

7 However, I think it's very important to think
8 about the residential because what is happening in New York
9 City now is that people are being priced out of that market
10 and they are looking for other places to live. And we are
11 really poised as a community here in Greenburgh and in Four
12 Corners to capitalize that and to make life much more
13 interesting and wonderful for the people who are living
14 here.

15 Look at what's happened in the last year. We've
16 had some revitalization with new restaurants in Four
17 Corners. Unico, a small restaurant has actually captivated
18 the community. It was named number one by Westchester
19 Magazine.

20 You have Fantasy Cuisine. You have a Greek
21 restaurant on the corner. You have Europa on the other
22 side next to the Dairy Del, which is flourishing, and it's
23 very hard to get there because you can only go there, you
24 really have to go through imaginations.

25 I am very bullish on this community. I have to

1 tell you I moved here because I think it's great. I see
2 what's happening in my own community and I really
3 recommend, if you haven't seen it already, that you read
4 the commentary on Nextdoor, the community blog. It is
5 incredibly passionate and active. Today alone, I must have
6 spent two hours answering things.

7 The community is very involved. And there are
8 pros and cons for this project. I am pro. There are other
9 people against. I'm not saying who is right. But I do
10 think that it behooves us to find some funds and to find
11 developers who will match those funds to do these studies
12 and find out what can be done.

13 And now I'm going to learn because I'm going to
14 listen to everybody else. Thank you.

15 BOARD MEMBER SCHWARTZ: Thank you.

16 DEPUTY COMMISSIONER SCHMIDT: Thank you.

17 CHAIRMAN SIMON: Thank you. Next speaker.
18 Someone else who would like to speak. There was a number
19 of hands before. I think about six hands.

20 BOARD MEMBER SCHWARTZ: Don't be shy.

21 DEPUTY TOWN ATTORNEY FRIED: This is your
22 opportunity.

23 CHAIRMAN SIMON: Don't be shy.

24 BOARD MEMBER SCHWARTZ: I've never known you to
25 refuse an opportunity, Eric.

1 MR. ERIC ZINGER: I was trying to give other
2 people the opportunity first. It's also best to have the
3 last word.

4 DEPUTY TOWN ATTORNEY FRIED: State your name,
5 please.

6 MR. ERIC ZINGER: My name is Eric Zinger.

7 DEPUTY TOWN ATTORNEY FRIED: Thank you.

8 MR. ERIC ZINGER: Hello, everyone. Thank you for
9 being here tonight. My name is Eric Zinger. I'm the
10 President of the Hartsdale Neighborhood Association.

11 As many of you know, since the beginning the HNA
12 has been involved in the efforts to push for a new
13 direction at the Four Corners intersection. We organized a
14 petition that quickly gathered over 500 signatures with
15 people who supported reviewing zoning changes that could
16 lead to revitalization of the corners.

17 The Four Corners intersection is not like the
18 rest of Central Avenue. It's a unique location. It's a
19 half mile from the Hartsdale Train Station and downtown
20 area. And it's a location that is a unique conduit to mass
21 transit.

22 However, as we all know it isn't the gem to the
23 community that it could be. Everyone is aware of the major
24 problems at the intersection, primarily parking and storm
25 water. And those need to be addressed. But these issues

1 are not new and they have been here for some time.

2 The reason that those issues have languished is
3 because right now the economic incentive does not exist to
4 invest in the infrastructure in the area. We need to
5 change that.

6 The landscape of retail and commercial real
7 estate is changing and the zoning requirement at Four
8 Corners need to adapt with them. Right now what is there
9 is only allowed because it's been grandfathered in. We
10 need to look at what has worked in other areas of
11 Westchester. Mixed use building centered around mass
12 transit are the template that we could use to succeed.

13 This is an important project for the area and I
14 hope the Planning Board agrees that what is before you is a
15 great opportunity for Hartsdale and Greenburgh. It's not
16 often that we get the opportunity to look at something on a
17 bigger picture like this that has community support.

18 So I urge you to review the items in the
19 materials, refer the study back to the Town Board with your
20 comments. And you know, I know we talked about time lines
21 for a zoning change, but I want to pivot here and just ask
22 a few questions about future time lines.

23 Obviously, there is a lot to be considered. It's
24 a nuance proposal which requires careful analysis. In
25 terms of next steps, you know, at what point is the

1 Planning Board looking to refer this back to the Town
2 Board.

3 We understand this takes times. But any guidance
4 that you can give as to what we can expect and when we
5 would need to be prepared for future public hearings is
6 appreciated. Thank you for your time.

7 DEPUTY TOWN ATTORNEY FRIED: Thank you.

8 DEPUTY COMMISSIONER SCHMIDT: Thank you.

9 CHAIRMAN SIMON: To answer your questions, from
10 the comments --

11 MR. ERIC ZINGER: I'm not used to getting answers
12 while I'm up here.

13 CHAIRMAN SIMON: No, no --

14 BOARD MEMBER SCHWARTZ: Welcome to the Planning
15 Board.

16 CHAIRMAN SIMON: -- the purpose of this meeting
17 is to hear the comments from the public and those comments
18 we'll look back at this document and see what comments
19 would be applicable for making modifications. And once we
20 do that, then we will be in a position to get back to you.
21 So that's the time frame.

22 I mean I'll be -- it will take several meetings,
23 how many meetings, you know. We have to schedule another
24 meeting with Garrett after we make the modifications. And
25 so it will be several meetings. When, I can't tell you

1 exactly when, but that's the process. And we will have
2 several, you know, more meetings so we could come up with
3 the final document.

4 MR. ERIC ZINGER: Thank you, Walter.

5 CHAIRMAN SIMON: Okay. Any other speaker?

6 BOARD MEMBER TALIAFERROW: Yes.

7 MS. STACEY FISHER: I'm the shortest speaker this
8 evening. My name is Stacey Fisher and I'm a resident and
9 homeowner in the Manor Woods Neighborhood. And I'll just
10 also add, I'm a fairly new resident to Hartsdale. I chose
11 Hartsdale for the access to the City. So I've been here a
12 year and a half and have become very involved also with the
13 Hartsdale Neighborhood Association.

14 So I want to, one, just agree with the comments
15 that have been already made, pro the revitalization. And I
16 wanted to underscore specifically the opportunity for
17 supporting small businesses and having them flourish in the
18 Four Corners area. So that those of us that are residents
19 can walk and enjoy, but I feel strongly that small
20 businesses are the back bone of our economy.

21 And we've had so many come and go in Four Corners
22 because of the myriad of reasons that we discussed, that we
23 really run the risk of having a perpetuated reputation that
24 isn't good for restaurants like Unico that's wonderful.

25 And if we lose, you know, continue to lose

1 wonderful stores, shops, what makes it more a community for
2 all of us that live here and also the opportunity to kind
3 of spread the, you know, tax base for what we now are
4 investing in when we think about the property taxes and
5 schools and other issues that we have on the table in this
6 community. It's vital that we continue to look very
7 seriously at our time line regarding Four Corners.

8 And one last comment related to the traffic is
9 that more and more traffic is coming up into the
10 neighborhood to avoid the intersection. And it is a
11 neighborhood with children, dogs and elderly individuals.
12 And it is quite often that folks are speeding through the
13 neighborhood, as I walk my dog.

14 And so it's dysfunction that is going to
15 potentially increase without remedy. And there can be, you
16 know, serious injuries if, you know, if this continues.

17 So I just wanted to, again, add my appreciation
18 for all the work that has been done to, you know, impress
19 upon you the need to keep moving at a good clip.

20 And however we can be involved and helpful, I
21 know as it's already been mentioned, so many of the
22 residents are interested in participating when it makes
23 sense, and to bring the opportunity to the Four Corners.
24 So I appreciate your time. Thank you.

25 DEPUTY COMMISSIONER SCHMIDT: Thank you.

1 CHAIRMAN SIMON: Thank you.

2 BOARD MEMBER HAY: Thank you.

3 BOARD MEMBER SCHWARTZ: Can I just say, one thing
4 I would love to hear from the people in the audience as
5 they come up. I heard the generality and understand the
6 support and what the issues are. I lived in the area for
7 over 20 years now.

8 I would love to hear what you guys think you
9 would want to see there besides residential. What things
10 are missing that would draw you to use those Four Corners?
11 If you guys have been thinking about that, when you come up
12 here, I would love to hear some input from the public on
13 that.

14 MR. ERIC ZINGER: You're saying now?

15 BOARD MEMBER SCHWARTZ: Now, yeah.

16 BOARD MEMBER HAY: Anytime.

17 BOARD MEMBER SCHWARTZ: Anytime. That's what
18 this is about.

19 CHAIRMAN SIMON: Yes, that's what -- yes.

20 MR. JOSH EISENMAN: Hi, my name is Josh Eisenman.
21 I've been a resident of Scarsdale and Hartsdale for all my
22 life. And like you, I've seen the Four Corners as it is
23 for too long.

24 You mention what you would like to see there and
25 actually during today's discussion on the blog, somebody

1 brought up a really good idea, an overhead enclosed bridge
2 system for walking, which I found to be totally, you know,
3 it works in Minnesota, obviously, because it's below zero.

4 But it could be aesthetically beautiful. It
5 could lead to people traversing around the Four Corners,
6 not just across. But actually taking advantage of four of
7 the corners rather than just two. So I think that's
8 something to consider.

9 Again, I don't know if we're anywhere near plans
10 for these. But I think you should consider that as well as
11 I think parking, obviously, is a situation. And that
12 should be the first thing that's built.

13 So that maybe if you have parking there, then the
14 other three corners take advantage of that parking and
15 people go to Unico. They go to the other places that need
16 it.

17 BOARD MEMBER SCHWARTZ: Did I hear your concern
18 for pedestrian point of view about the connection of the
19 Four Corners, that's the reason for the bridge, right?

20 MR. JOSH EISENMAN: Yeah. I mean the connection
21 is, I'm a young-ish man and I'm scared to cross and I've
22 seen older people --

23 BOARD MEMBER SCHWARTZ: Me, I'm like woah.

24 MR. JOSH EISENMAN: Right, exactly. So I think
25 if you can figure out a traverse system, it would be great.

1 CHAIRMAN SIMON: Well, thank you for that
2 comment. This is the type of things we would like to hear.
3 True, we're not at a point where we could say this is the
4 idea that we're going to adopt.

5 But at least if we start off with a wide enough
6 pool of ideas that we could draw from, that hopefully that
7 will help us come up with a good final plan. So we really
8 appreciate those comments.

9 DEPUTY TOWN ATTORNEY FRIED: Walter, may I say
10 one thing. Two speakers have brought up Nextdoor. For a
11 variety of reasons, including the fact that it's a closed,
12 you know, closed access, the Board does not look at
13 Nextdoor.

14 If there are conversations or ideas, as
15 Mr. Eisenman has said, that, you know, it is positive, feel
16 free to in the record to this Board, send information to
17 the Board on that so we're aware of that. We can't see
18 what is going on Nextdoor, but that's, if there is
19 discussion and you think it's fruitful, send it to this
20 Board as well.

21 BOARD MEMBER SCHWARTZ: That's a good point.

22 CHAIRMAN SIMON: Anyone else who is speaking for
23 the first time? I will get back to you. But I would like
24 those who have not spoken yet. Okay.

25 MR. ANDREW DOUGLAS: Hi, I'm Andrew Douglas. I

1 live just up the hill from Four Corners. We often pass
2 trying to get across the street. It's hard to live to get
3 to Dairy Del.

4 Right now, there is a four-way. The light
5 changes and everybody gets to walk, if you actually wait
6 that long. Which means that maybe the bridge is a great
7 idea or maybe we can just make it so that instead of moving
8 the drawings, move the sidewalk further back. Maybe we
9 just draw diagonals and let everybody just walk. You see
10 some brave kids actually do that. That's one idea.

11 You mentioned other new ideas. I think flooding
12 is the biggest issue that you have to deal with first.
13 That should open up green spaces, particularly on the
14 southeast side, I guess, towards, going towards that pond
15 as opposed to maybe putting a parking lot or making a green
16 space under a parking lot.

17 None of the plans for the drawings of this super
18 wide new Route 100 show a bus stop. Your right turn lanes
19 are going to be a bus stop, northbound at least. The
20 express bus stops there, and it needs to stop there.

21 Bike lanes would be cool. There's already enough
22 space on the west side of 100 to have a bike lane, all the
23 way from White Plains where it stops right through Town.
24 It just hasn't been painted.

25 The idea of where to put a building that has two

1 floors of commercial use and then you're going to put 50
2 units on top of it. And you're going to add a lane on each
3 side of the road so people can turn right on red while all
4 the pedestrians are trying to cross because the red light
5 is red so we can walk.

6 How tall is that building going to be to have 50
7 units there. And the rest of East Hartsdale is set back.
8 As you walk from the train station, there is buildings.
9 There is a space or blue painted concrete moat, there's
10 something, until you get to Four Corners.

11 And then the buildings are right on the road.
12 They are only two stories high. If they suddenly become
13 six or seven or eight stories high, it's going to be a
14 canyon there. It's going to feel like New York City with
15 the accompanying wind. I think that's all I have from
16 this. Thank you.

17 DEPUTY COMMISSIONER SCHMIDT: Thank you.

18 CHAIRMAN SIMON: Thank you.

19 BOARD MEMBER SCHWARTZ: Gentleman in the yellow I
20 think is next.

21 MR. DICK CAVALUZZI: Hi. Good evening. My name
22 is Dick Cavaluzzi. I live in the Secor Woods section. I
23 would just like to say yes, I absolutely agree with
24 everything you spoke beforehand.

25 Obviously, the engineering involved, it has to

1 happen first to figure out what's there in terms of water
2 and what's there in terms of traffic, obviously. And you
3 really can't do anything until you figure that out.

4 But I just have an idea while I was sitting here.
5 I noticed, you know, the idea to get the pedestrians around
6 those four corners. But I'm also looking at, I'm not sure
7 if that's a State road, but also --

8 CHAIRMAN SIMON: It is.

9 DEPUTY TOWN ATTORNEY FRIED: They both are.

10 MR. DICK CAVALUZZI: West, east, eastbound. No,
11 I am not talking about Route 100. West -- east, East
12 Hartsdale Avenue and --

13 BOARD MEMBER SCHWARTZ: Washington?

14 MR. DICK CAVALUZZI: -- West Hartsdale are State
15 roads?

16 DEPUTY COMMISSIONER SCHMIDT: Yes. West.

17 DEPUTY TOWN ATTORNEY FRIED: West.

18 MR. DICK CAVALUZZI: To me -- West. I'm looking
19 at West Hartsdale Avenue. To provide a connection, to get
20 the State to repave and reconstruct that road right up all
21 the way up to the top and put sidewalks, so, you know,
22 people from the community up there.

23 Right now it's a death trap trying to walk down
24 there. And once you have a nice area that four corners
25 developed, assuming the traffic and everything, you know,

1 you've got, you can draw a lot of people by walking and
2 biking.

3 But right now it's impossible. I'm surprised,
4 you know, sooner or later someone is really going to get
5 hurt on that road. This would be an opportunity to drag
6 the State into it. And when they do that, they have to
7 address the water with that, with that, you know,
8 reconstruction.

9 So it might be a way to get everything rolling.
10 And stick it on the State. They should be in there
11 already. How they are not in there, how they are not in
12 there right now doing sidewalks and reconstruction is
13 beyond me.

14 CHAIRMAN SIMON: In our Master Plan, was that
15 road that was identified for a sidewalk in the Master Plan?

16 COMMISSIONER DUQUESNE: Yes.

17 CHAIRMAN SIMON: Okay.

18 UNANIMOUS SPEAKER: Only as far as, only up one
19 block up to Washington.

20 MR. DICK CAVALUZZI: I'm talking about all the
21 way up to the firehouse.

22 BOARD MEMBER SCHWARTZ: I don't know how you do
23 that without another taking, because the houses are not
24 really setback. The street is -- I agree with you.

25 MR. DICK CAVALUZZI: The side of the park. I

1 mean, you can -- you may have to cross them back and forth,
2 but along stretches you go along on the south side and then
3 you got that park there. One side, the houses are, you
4 know, there's a cliff and stuff, you can't do it. But the
5 other side, there's some kind of -- the State should be in
6 there.

7 DEPUTY TOWN ATTORNEY FRIED: It's a very good
8 point. I think it's something that we're taking notes on.

9 CHAIRMAN SIMON: There's definitely a need. I
10 would think it's a need.

11 MR. DICK CAVALUZZI: That's all I have to say.

12 DEPUTY TOWN ATTORNEY FRIED: Thank you.

13 BOARD MEMBER SCHWARTZ: Thank you.

14 CHAIRMAN SIMON: Thank you. Yes.

15 COMMISSIONER DUQUESNE: Just a quick note. In
16 the Comprehensive Plan, it absolutely identifies the need
17 for a sidewalk from 119 all the way to Central, which, in
18 my opinion, would be the most instrumental sidewalk
19 connection you can make in the Town.

20 This graphic just shows, you know, the immediate
21 area. But absolutely, the goal is to catch that whole span
22 with the sidewalk. And Supervisor Feiner is, you know,
23 always thinking about ways to make that happen. So I think
24 there is room in the right of way. I think it's expensive.

25 CHAIRMAN SIMON: Okay.

1 MS. PATRICE INGRASSIA: My name is Patrice
2 Ingrassia. I work with Chris. But I'm going to speak for
3 a moment as a resident because you asked about ideas.

4 One of the things that I, that we think, is that
5 as we move forward, the Town should be open to thinking
6 expansively. Right now, we all see a corners. We see an
7 intersection. There is nothing to be said that when
8 traffic studies aren't done, we shouldn't also look at
9 bypasses to take some pressure off the corners. That could
10 and should be considered. Whether the Town bought property
11 or not shouldn't matter.

12 When you asked about retail, what would we like
13 to see. And no, we are not New York City, but there is an
14 energy and a vibe that a lot of suburban municipalities
15 have bought into with mixed use that gives a little bit of
16 a dense excitement, you know, brings population in.

17 And by virtue of having residential above some
18 retail or commercial, you get retail and commercial that
19 thrives because people live up there. You know, whether
20 it's personal services, whether it's restaurants, whether
21 it's physical therapy offices, I mean it could be a lot of
22 different things.

23 We've got a big population on East Hartsdale now
24 that would love not to get in a car to go somewhere. But
25 many of them have to because there really isn't much

1 commercial space there.

2 In New York City, New Rochelle, Yonkers, people
3 are willing to walk a few blocks to get somewhere. So
4 people down East Hartsdale and those of us who live in
5 surrounding neighborhoods could walk to these places and
6 we'd love to.

7 So I think we need to design with some
8 flexibility. I think as we need -- as we approach the
9 traffic, we need to think expansively.

10 The gentleman before talked about we don't want a
11 canyon. I don't think any of us in the room want a canyon.
12 Buildings can be designed with setbacks so that there is a
13 wonderful streetscape, a beautiful streetscape, an
14 energetic streetscape.

15 Four Corners has that potential because we have
16 the walk to transit that's safe, fast and really easy. As
17 a woman, I would feel comfortable, and I do, walking home
18 late at night from the train. And you can do it at 2:00 in
19 the morning, by the way.

20 We have such a good safety record here, at least,
21 you know, in terms of walking home. Safety for pedestrians
22 crossing the street is another issue. I won't get into
23 that because it's not a good record.

24 And if you look at the plan we submitted, we
25 actually have statistics from the Police Department to show

1 there are a lot of incidents there, pedestrian and
2 vehicular incidents at the corners. That we need to make
3 sure we build a safe corners.

4 But just as the woman from Hartsdale Estate said,
5 there have been many bigger problems solved than Four
6 Corners. And we have to keep in mind that real estate
7 markets move. We have people who are interested in doing
8 this now. And this isn't an issue with the vision, but
9 just as a Town, we need to make sure we move on this.

10 It's taken us 18 months to get to where we are
11 today. So let's not lose steam. Let's keep moving. Let's
12 think expansively and get ideas from people in the
13 community. There are great ones here tonight. I think we
14 should keep the energy going. Thank you.

15 BOARD MEMBER SCHWARTZ: I have a question for
16 you.

17 MS. PATRICE INGRASSIA: Yes.

18 CHAIRMAN SIMON: I know that the two of you
19 represent two of the property owners in the area.

20 MS. PATRICE INGRASSIA: Yes.

21 CHAIRMAN SIMON: How important do you think it is
22 to get property or at least people interested in the other
23 two corners as part of developing this project
24 simultaneously? What do you think about that?

25 MS. PATRICE INGRASSIA: I think it's vital to get

1 them. Does it have to happen simultaneously is another
2 question. I do believe that if the zoning district was
3 defined, you'd get a lot more interest a lot faster and the
4 project would move a lot faster.

5 I also think that the parking, which was such an
6 issue for all of us, could be solved much better if you got
7 more property owners involved. Because at least the vision
8 that we put forward showed a potential of three parking
9 structures.

10 Because people don't want to walk real far to get
11 to their cars. They are fussy about that. And if you look
12 at 11 acres or so, rather than the tight corners, you get
13 many, many more options from a parking perspective.

14 BOARD MEMBER SCHWARTZ: Okay.

15 MS. PATRICE INGRASSIA: So that's important.

16 BOARD MEMBER SCHWARTZ: Okay.

17 MS. PATRICE INGRASSIA: And that's why attracting
18 and not discouraging developers is important, too.

19 BOARD MEMBER SCHWARTZ: Absolutely.

20 CHAIRMAN SIMON: Someone who hasn't spoken?

21 BOARD MEMBER SCHWARTZ: That gentleman there in
22 the blue.

23 CHAIRMAN SIMON: I will definitely get to you. I
24 will definitely get to those who would like to speak for a
25 second time. I just want to make sure that those people

1 who haven't spoken at all have the opportunity to speak.
2 But we will get to everyone.

3 MR. RICHARD ARONOW: Hello. Good evening. My
4 name is Richard Aronow. I'm the owner of one of the other
5 properties at Four Corners that is not involved in this
6 application. I'm the owner of the building that houses
7 Dairy Del. And at this moment I see no reason
8 specifically -- my property is very small. So I don't
9 expect to be involved in this in any way, but time will
10 tell, we will see.

11 The only reason I'm up here tonight is to express
12 an opinion that when this is being considered further down
13 the line, and I discussed this with Garrett previously,
14 that the bus stop should be moved from the south corner of
15 the intersection to the northern corner of the
16 intersection.

17 One of the problems as it is right now, and
18 again, I pointed this out to Garrett several weeks ago, is
19 that the buses that pull into the bus stop at the corner,
20 especially now with the double-length buses, very often
21 extend into the intersection and block the traffic on
22 Hartsdale Avenue, West Hartsdale Avenue going into East
23 Hartsdale Avenue. It's just something that I would suggest
24 be considered for the future.

25 CHAIRMAN SIMON: Okay.

1 MR. RICHARD ARONOW: Thank you.

2 BOARD MEMBER HAY: Thank you.

3 CHAIRMAN SIMON: Anyone else? Yes.

4 MS. ELAINE TAYLOR-GORDON: Not to monopolize --

5 CHAIRMAN SIMON: Please speak into to the
6 microphone.

7 MS. ELAINE TAYLOR-GORDON: -- but I have
8 something to say. You asked about what kind of retail or
9 what kind of things you would like to see in Four Corners,
10 what would be meaningful to us. So if you think about
11 it --

12 CHAIRMAN SIMON: Excuse me, do you have the name?

13 COURT REPORTER: Yes.

14 MS. ELAINE TAYLOR-GORDON: Oh, I'm sorry. Thank
15 you. Walk with me for a second on East Hartsdale Avenue
16 and think about the businesses that are there. We have
17 about five nail salons, several hair places, especially
18 Japanese hair straightening. We have five tailor shops.

19 Now, the reason I'm bringing this up is that the
20 businesses that are doing well there, and these businesses
21 are doing well, they are destinations and they require
22 constant replenishment. So if you go to have your nails
23 done, you're going every week.

24 That's what retail needs to be successful. The
25 other restaurants, the other things that are doing well are

1 restaurants. People need to eat everyday. And if you look
2 at your constituency, let's say around the Metro North,
3 around the train station, you'll see there are a lot of
4 empty nesters and single people there. They don't cook a
5 lot, which is good because we don't really have a
6 supermarket there. But they get take out and they go out.

7 If you go any night of the week to the bank,
8 you'll find a flourishing business. Now, on Four Corners,
9 we now have three really excellent restaurants. We have a
10 very good little store that has Eastern European food.

11 Who would think that something like that would do
12 so well. But people who are Bulgarian and Albanian are
13 coming out from all over the area. Do you know there are a
14 lot of Albanians in Hartsdale? There's an Albanian church.
15 And they love to be able to go there and get fresh Borek
16 and the other things, and Tirana Solyanka(ph) and other
17 things that are popular with them.

18 So we need to have some kind of businesses that
19 are diverse representing our diverse community. Have you
20 noticed that Hartsdale has become extremely diverse? You
21 look at the number of Indian people, Pakistanis.
22 Hispanics, that's an old story. Japanese, Chinese in our
23 little slice of America.

24 We are a slice of America that is very typical of
25 America today. It is diverse and each of those people

1 brings their customs and their likes to our community. We
2 need to service them.

3 So I would hope that if we had four corners and
4 we revitalized it, we would have shops that did service
5 them. We don't have a decent supermarket. You have to go
6 to Acme in Knollwood. That's the closest supermarket we
7 have. You have to go to White Plains to Stop and Shop.

8 Hartsdale certainly can support a good
9 supermarket, but we don't have one. Four Corners would be
10 a great place to have one in the bottom of a building. And
11 I don't believe the buildings have to be taller than eight
12 stories. And eight stories is not a canyon. You can have
13 setbacks.

14 This is what we need because the people that
15 lived above these retail stores would support the retail
16 stores. Build it and they will come. I truly believe
17 this.

18 I see it happening in Europe. I just got back
19 from Frankfurt. And I saw an area in the last three years
20 that was nothing but wilderness. Now it's called
21 Europaviente. There are new houses. They are all about
22 six or eight stories high. There are businesses there,
23 restaurants. There's a supermarket, which actually a
24 little shopping mall, that never really existed in
25 Frankfurt before. And it is flourishing.

1 And the other thing I would like to see is a
2 covered station for the bus so that when people are waiting
3 for the bus, they don't have to stand there in the rain or
4 the snow. It is no big deal to build a covered enclosure
5 there. So that it would make people's lives a little more
6 pleasant. I've said enough. Thank you.

7 CHAIRMAN SIMON: Thank you.

8 BOARD MEMBER SCHWARTZ: Thank you for your ideas.

9 BOARD MEMBER HAY: Thank you.

10 CHAIRMAN SIMON: Are there any other speakers?
11 Do you have anything to say in regard to some of the
12 comments or?

13 COMMISSIONER DUQUESNE: No. The only thing I
14 really didn't touch upon that I think I would have in
15 hindsight is just process. I'll just quickly go through a
16 few points.

17 So this is a land use study. This land use study
18 is, in essence, to frame what is right for Four Corners.
19 The following steps are, we talked about technical
20 analysis. Someone mentioned rezoning. So ultimately there
21 is a rezoning, thinking about rezoning. There is a SEQRA
22 process that encompasses all the technical analysis.

23 And ultimately, really, we're just planning for
24 that prospect. Ultimately, there is the builder, and they
25 will come. There is the planet and let's hope they build

1 it, is kind of where I'm at.

2 So ultimately it is a long process, but this is
3 the first -- this is the start and, you know, Aaron has the
4 correct graphic up here. We are in the upper left corner.

5 BOARD MEMBER SCHWARTZ: Garrett, could you talk
6 about the money that the Town appropriated for consultant
7 and how that's planned to be used?

8 COMMISSIONER DUQUESNE: Yes. I think that's a
9 good point. It's very important. We are in the upper left
10 corner, which is the Four Corners vision adoption process.
11 The Town Board did allocate \$150,000 for that second green
12 box, which is a portion of technical analysis.

13 So the Town Board allocated \$150,000 for
14 flooding, storm water and traffic analysis. So what will
15 happen is an RFP will be issued and a consultant will be
16 employed, an independent consultant work on behalf of the
17 Town and do a lot of the things that we talked about: Look
18 at existing conditions, look at potential for improvements.

19 Just yesterday, the DPW Commissioner mentioned to
20 me that yes, there was a storm water study back in 2007.
21 It had some \$25 million dollar remedy. In looking at that
22 project, that study, it didn't think about what we're
23 talking about right now, which is redevelopment. That
24 study just kind of had a tunnel vision and said what could
25 you go out and do right now to fix the flooding and that's

1 why it was so expensive.

2 What we're talking about, and it's in the study,
3 is redevelopment, sustainable redevelopment, with green
4 features. If you look at the aerial, what you see is just
5 a sea of pavement, maybe one small green roof, but minimal
6 storm water, you know, facilities that exist.

7 And in this redevelopment scenario, talking about
8 green roofs and, you know, the graphic up there that was
9 prepared by Chris Broda shows how you kind of green up the
10 area. And that's something that that storm water study
11 didn't include. So perhaps the remedy is much different as
12 we look at it in 2019 than what was looked at --

13 BOARD MEMBER SCHWARTZ: Garrett, go back for one
14 second. I think the public would like to hear this.
15 Explain where we are in the RFP process in doing that and
16 how that's going to go ahead. I don't know if you did a
17 time line yet, but if you have any idea. Don't over
18 promise, but give us some kind of idea.

19 COMMISSIONER DUQUESNE: Yes, yes. The RFP, it's
20 being drafted out of our office here, Community of
21 Development and Conservation. I anticipate that draft, you
22 know, to be formulated, I would say, within two to three
23 weeks.

24 And there is indeed a land use, a land use
25 committee of primarily Hartsdale residents that are going

1 to meet and then share with them the concepts for this RFP.
2 I indicated to Chairperson Simon today that we're going to
3 share that RFP with you before it goes out. But I think
4 that time frame is roughly two to three weeks.

5 We hope to have a consultant on board doing that
6 work, you know, really getting into that as early as
7 potentially April, I would say.

8 BOARD MEMBER SCHWARTZ: Do you have any idea how
9 long that study would take?

10 COMMISSIONER DUQUESNE: I couldn't see the study
11 taking, you know, less than, you know, three to four
12 months.

13 BOARD MEMBER SCHWARTZ: So probably late 2019 we
14 would be in a better position to have a better
15 understanding to define the things that are necessary to go
16 ahead and start formulating --

17 COMMISSIONER DUQUESNE: Yes, I think that's
18 accurate. I think that timing is good.

19 BOARD MEMBER SCHWARTZ: Christine had a question.

20 MS. CHRISTINE BRODA: Yes.

21 BOARD MEMBER SCHWARTZ: Come to the mic, please,
22 Christine.

23 MS. CHRISTINE BRODA: I have a question about
24 that. Is it possible that the storm water could get
25 started and then if we can find the money, whatever means

1 we find for money to do the further SEQRA process in the
2 real zoning definition, could they happen simultaneously?

3 COMMISSIONER DUQUESNE: It is happening. So the
4 CFA process is coming up in June. That includes planning
5 grants. So the intent is to apply for a SEQRA in rezoning
6 type grants. Aside from the CFA process, my understanding
7 is NYSERDA has planning grants.

8 So we're looking all over for the next step and
9 we're not going to wait until the end of the time frame
10 that was just described. That type of look is ongoing and
11 as we become aware of grants, we apply for them. So it is
12 certainly concurrent.

13 CHAIRMAN SIMON: Yes.

14 BOARD MEMBER SCHWARTZ: Go ahead, Chris.

15 MS. CHRISTINE BRODA: Our only comment about that
16 would be that, and we understand the constraints for the
17 Town. Grants applied for in June don't get awarded until
18 probably December, which means we're really talking about
19 the beginning of this process of the definition of the new
20 zone and all of the massive slog that we have to go through
21 to get that all defined properly. That's not going to end
22 until, you know, the end of 2020.

23 And we just want to stress to you the importance
24 of the speed of this. And we understand if we can get some
25 developers on board, it is a catch 22. They need to know

1 what properties are going to be included. Without knowing
2 that, nobody is going to buy these properties. They are
3 not going to commit to making this kind of, you know,
4 effort. But without the money to make that effort happen,
5 there is not going to be a commitment.

6 And then in the meantime, we've got building
7 owners who are, you know, yes, they did cosmetic changes to
8 the buildings, but that's because these buildings were
9 falling apart. They are losing money with rental spaces
10 that are not being rented. They have clients or tenants
11 now that they rent to for lower than their cost.

12 When the grocery store closed, they got another
13 grocery store to move in because they gave them such a cut
14 rate on the price, they are actually losing money.

15 BOARD MEMBER SCHWARTZ: The Asian grocery store?

16 MS. CHRISTINE BRODA: Yes, yes. The reason that
17 they have them in there is not because they are making any
18 money. They are actually losing money on that rental.
19 It's because if they don't have that one tenant, they
20 over -- they go to the critical number of stores that are
21 vacant, that then puts their mortgage in default.

22 BOARD MEMBER SCHWARTZ: Christine, can I ask you
23 a question?

24 MS. CHRISTINE BRODA: So these are the things
25 that every month matters.

1 BOARD MEMBER SCHWARTZ: I fully understand that.
2 Obviously, the Town has financial constraints, too. Is
3 there -- we may have to be creative here. The wonderful
4 thing is, by the way, I want to thank everybody for coming
5 out. And the more suggestions you guys have, bombard Aaron
6 with it. He loves reading his mail. He will send them all
7 to us any way so don't worry about it.

8 But seriously, your input is really important.
9 We want this to be a model of how community and Town can
10 work together to make our community better. That's what
11 this is all about, for all of us.

12 And I thank, Eric left, so I can thank Eric now
13 so he won't get a big head anymore. But Eric's
14 organization, and working with you, it's been terrific, and
15 being the starter for this, which actually was in the Comp
16 Plan originally and then taken out because it didn't have
17 community support at that time. Now it does. It's great.

18 We need to think creatively about alternatives on
19 how to do this because I'm kind of troubled myself about
20 the lines. What I would suggest, put on your thinking cap,
21 talk to Garrett. I'll be happy if you talk to me or Walter
22 or anybody on the Board that you want to about this, as to
23 maybe what the minimum lines could be.

24 Can we start there? If it happens to go beyond
25 that, you know, if we take another property afterwards and

1 you want to change that afterwards, but let's talk about
2 maybe there could be definition of what the minimum would
3 be like, you know, would be all the way, you know --

4 MS. CHRISTINE BRODA: I'll be happy to bombard
5 your email box.

6 BOARD MEMBER HAY: To achieve traffic --

7 BOARD MEMBER SCHWARTZ: I know you will.

8 MS. CHRISTINE BRODA: I have a bunch of those
9 drawings already.

10 CHAIRMAN SIMON: The minimum to make it
11 economically attractive for investment.

12 BOARD MEMBER SCHWARTZ: Yes, right, exactly.

13 BOARD MEMBER HAY: To address the traffic,
14 parking, density.

15 MS. CHRISTINE BRODA: Aaron, if you could show
16 the drawing that we have of the possible future 3D drawing.

17 CHAIRMAN SIMON: We're saying what will be the
18 minimum to get this thing off the ground as opposed to the
19 idea.

20 MS. CHRISTINE BRODA: Well, the minimal to get it
21 off the ground, that's a good question. Some of it
22 obviously has to do with how you solve the traffic issues.

23 CHAIRMAN SIMON: Yes, yes. Well, see, that's --

24 MS. CHRISTINE BRODA: There are some sketches
25 available that have some ideas of how to do some traffic

1 solutions and so on. I mean there are things, I would say
2 that the minimal is pretty much what we're showing there.

3 Because what you see there is from say the sign
4 around the building to the north, and the Sunoco, the Duane
5 Reade on the other side. And then going all the way down
6 to where the Starbucks is and the Safavieh building.

7 The reason for that is that that helps us build
8 the number of parking structures we're going to need to
9 accommodate the parking.

10 BOARD MEMBER SCHWARTZ: Well, maybe, quite
11 frankly, I'm not sure even how you do the studies we're
12 talking about with at least some rough definition of what
13 area we're talking about.

14 MS. CHRISTINE BRODA: Right.

15 BOARD MEMBER SCHWARTZ: So that's one place to
16 start. Second, I'm still hungering for what we can put
17 there. For example, something I haven't heard. I heard
18 condo. I heard co-op. I heard rental. I didn't hear
19 about these work residences, which are big things these
20 days.

21 MS. CHRISTINE BRODA: Oh, absolutely. We've
22 actually spoken to a company that was interested --

23 BOARD MEMBER SCHWARTZ: Like We Work or somebody
24 like that.

25 MS. CHRISTINE BRODA: Exactly. One of the plans

1 that we looked at is, for one of the buildings, was if you
2 had an office spaces that were shared office spaces that
3 the people in the building would use as a communal work
4 space. Those are -- we've been looking at comps of
5 different buildings that are in the City, that are around
6 in Westchester.

7 BOARD MEMBER SCHWARTZ: There's one in White
8 Plains. I think one just opened up in White Plains.

9 BOARD MEMBER TALIAFERROW: There's one near BJs.

10 CHAIRMAN SIMON: Yes.

11 MS. CHRISTINE BRODA: On Main Street. Now, We
12 Works as a concept is a great idea. We Works right now
13 doesn't make any money. They are actually losing money so.

14 BOARD MEMBER SCHWARTZ: They just got funded,
15 they just got another big --

16 BOARD MEMBER HAY: Don't think you want to base
17 your business on --

18 MS. CHRISTINE BRODA: Yeah, well, Soft Bank has
19 deep pockets.

20 BOARD MEMBER SCHWARTZ: What I'm saying though is
21 one of things that bothers me --

22 MS. CHRISTINE BRODA: We're looking at all that,
23 that's what we need.

24 BOARD MEMBER SCHWARTZ: One thing that bothers me
25 is -- thank God Unico is doing well. There was a business

1 in there before.

2 BOARD MEMBER HAY: Mimi's.

3 BOARD MEMBER SCHWARTZ: Mimi's. I remember when
4 they came to us and Walter and I looked at each other and
5 felt really bad about approving it because we didn't think
6 it was going to be successful. The community didn't
7 support it. It was very, very sad. They also had some
8 logistic problems, I know for sure. But I felt really bad.

9 I mean we've got, we've had a turnover on a lot
10 of the businesses. We've had the pizza place in front of
11 us begging for tables so that they can get a little bit
12 more business in your shopping center up there, Arthur
13 Avenue Pizza Center. I don't know how the Greek place is
14 doing. I do buy the gyros there, by the way, just for the
15 record.

16 Seriously, I would like to really get an idea so
17 when Garrett or if we ever get a business development
18 person working for Garrett, which is something we also
19 recommended to the Town Board. We know who to reach out
20 to, what kind of developer to reach out to. That will also
21 help in this regard. So I think we need -- those are the
22 things we can do now. At our expense, it's this. It's not
23 money.

24 MS. CHRISTINE BRODA: We've been talking to some
25 developers. We are hoping to meet with a couple in the

1 next week or two and look at some of the properties and say
2 if this was included, here are some of the things.

3 One of the things we first started with was we
4 talked to a restaurant group about if we had a building at
5 the corner of -- and to answer one of the gentleman who
6 spoke, you know, how do you get 50 apartments in five
7 stories, six stories.

8 As you can see from this presentation here, these
9 are not small buildings. We're talking about combining
10 lots together to build larger buildings. And they can be
11 tiered in such a way at street level it's three stories,
12 but then it's really eight stories or six stories or
13 whatever behind it.

14 But we spoke to one restaurant group about if we
15 built a building like this, what would you want to do with
16 it. And he said I'll take the whole first floor. Because
17 he said we would have, we would take -- we would have one
18 large kitchen in the middle of the building that people
19 could see, and that would service all of the things.

20 And then we would have the flexibility where we
21 can open a white table cloth restaurant here, a Beer Garden
22 there, a pizza shop here. We would do a market and supply
23 the market.

24 This is a restaurant group that has places all
25 over the area and is doing exactly that with other

1 locations. And they said we would love to have that
2 outdoor space. We would run all the restaurants. We take
3 care of all of that in one group.

4 BOARD MEMBER SCHWARTZ: Interesting.

5 MS. CHRISTINE BRODA: So there is, you know,
6 because then they have the flexibility, if this concept
7 doesn't work, so move on. And the idea would be you would
8 have a central kitchen that would be used by all the
9 restaurants.

10 In fact, we've talked about if you did that and
11 then you can rent little kitchen areas to any -- then it
12 wouldn't have to be just one restaurant owner that would
13 own all of the restaurants. You can even have pop-up
14 restaurants, small restaurants, where they would --

15 BOARD MEMBER SCHWARTZ: That's a great idea.

16 MS. CHRISTINE BRODA: -- lease a portion of your
17 restaurant kitchen that belongs to the building. So when
18 you think about it in terms of Department of Health
19 approvals for that, in terms of building codes, zoning, all
20 of that kind of stuff, it already belongs to the buildings.

21 The zone of these buildings, that they are
22 allowed to have a large commercial kitchen that's already
23 built into the process. It's built into the core of the
24 building.

25 And then you have, you have people be able to

1 come in. And if I want to open a restaurant and we get rid
2 of that horrible special use permit process of I want to
3 open a restaurant, that's great, you can have it. Oh, you
4 wanted chairs. So we want to get rid of that special use
5 issue about --

6 BOARD MEMBER SCHWARTZ: That's when someone tried
7 to put in green supermarkets.

8 MS. CHRISTINE BRODA: Thank you. That was the
9 Dunkin Donuts trucks. He doesn't sell Dunkin Donuts.

10 DEPUTY TOWN ATTORNEY FRIED: I think we have
11 someone else.

12 CHAIRMAN SIMON: There is someone else.

13 MS. CHRISTINE BRODA: But those are the kinds of
14 things that we've already been talking to people about and
15 maybe like a jazz club. They are a lots of things.

16 BOARD MEMBER SCHWARTZ: I would like to know what
17 other service businesses available, too.

18 CHAIRMAN SIMON: Thank you.

19 BOARD MEMBER SCHWARTZ: Thank you, Christine.

20 MR. JOSH EISENMAN: Josh Eisenman again. I'm
21 just wondering, the Duane Reade, does there need to be a
22 building there or could that be an open space? Like why
23 does a building have to be there?

24 CHAIRMAN SIMON: Well, that's all part of --
25 that's one of the reasons to, at least up until this point,

1 we did not make a strict zoning because we didn't know what
2 we wanted.

3 What we thought was important for us to write
4 that document, the executive summary, to point out what are
5 the major issues that have to be addressed. So rather than
6 saying a building should be two stories or four stories or
7 where would -- do we have to have open spaces at this
8 corner. We laid out seven things.

9 And so whatever the design is, it has to address
10 traffic. It has to address flooding. It has to address
11 pedestrian traffic. It has to address mixed use. And then
12 we say within that, then we will leave it up to the
13 developer, input from the community as to what is the best
14 design to put at that corner.

15 So that is the approach that we took. So to
16 answer your question, we don't know what is going to be at
17 that corner. You know, so that's --

18 MR. JOSH EISENMAN: I mean one of things I'm
19 thinking is we leave it open and then food trucks,
20 different food trucks come every night. And it mixes up
21 the offerings. It still has its open space, maybe there is
22 tables, maybe there's heat lamps.

23 MS. ELAINE TAYLOR-GORDON: Like they have that
24 Austin.

25 MR. JOSH EISENMAN: Like they have in Austin.

1 Like they have in California. They do it in parking lots
2 with, in Brooklyn, they did it on the water.

3 BOARD MEMBER SCHWARTZ: They do it Lindsborg.

4 MS. ELAINE TAYLOR-GORDON: Yes.

5 CHAIRMAN SIMON: These are all things that have
6 the option of being included or excluded from it. But at
7 least we develop this concept whereby the developer, the
8 Planning Board, the Planning staff and the residents could
9 then provide ideas to come up with a final design.

10 BOARD MEMBER SCHWARTZ: One of the things, let me
11 take that back to the strategic point, okay, to what you're
12 saying. One of the most important things to make this
13 successful, as far as I'm concerned, is that you need to be
14 able to encourage pedestrian traffic, for the people to
15 want to walk there. Okay, if you're depending on people
16 just driving there, it's not going to work.

17 BOARD MEMBER TALIAFERROW: No.

18 BOARD MEMBER SCHWARTZ: It's going to fail. You
19 have all of those apartment buildings a block away, big
20 apartment buildings already on both sides actually. You
21 have plenty of population. None of those people are
22 walking and supporting those restaurants.

23 Unico I bet you, is a destination. Fantasy
24 Cuisine is a destination, not a pedestrian destination.
25 They are not being supported by the neighborhood. The

1 Greek place probably is to some extent, but we're not
2 getting the pedestrians traffic that we need.

3 When you talk about the bridge, you know, that
4 isn't such a silly idea for lots of reasons, okay. And we
5 need to do that. To the point that you want to keep them
6 there and have some open space.

7 By the way, the open space, and Christine and I,
8 I think talked about this in the past. The open space can
9 also help solve the drainage issue, okay. For example, now
10 the question is, again, that's why, to me, and this is my
11 opinion, is why all four corners have to be coordinated,
12 okay. Which of these developers wants to give up their
13 land for open spaces.

14 MS. CHRISTINE BRODA: It's negotiation in
15 exchange for something else.

16 BOARD MEMBER SCHWARTZ: It has to be, that's the
17 point.

18 CHAIRMAN SIMON: But there are trade-offs. At
19 the bottom line, it has to be something that it will work
20 in the Town, if it's something that people want and it has
21 to be economically viable. It must be economically viable.

22 So those are -- wait a minute. We're trying to
23 get as many input from the public as possible. You spoke
24 several times. So let's make sure we give everyone else an
25 opportunity to speak.

1 DEPUTY TOWN ATTORNEY FRIED: Walter, we also have
2 another item on the agenda we need to address.

3 MS. CHRISTINE BRODA: I just want to point out
4 for this gentleman. One of the things we have been
5 thinking about is open spaces. If you look at the building
6 up at the top there, there is sort of a reflecting pond
7 kind of pool. That would be a retention pond for storm
8 water.

9 We also have, maybe it becomes sort of a more
10 natural shape. But that could be a Town park. And one of
11 the things we love to see here is a Town park involved with
12 all of this.

13 CHAIRMAN SIMON: Okay. One of the things that
14 there is some input that this Planning Board has to provide
15 to the Commissioner, and the purpose of that was to get the
16 input from the public, which we got this evening.

17 And then to provide additional comments for the
18 Commissioner so he could go back and he can make additional
19 edits to this document before we finalize it.

20 I'll allow one more speaker. You haven't spoken
21 before and then we will have to move on.

22 MS. LORRAINE CANTORI: My name is Lorraine
23 Cantori and I've lived on West Hartsdale for 26 years. And
24 this is a beautiful plan, but not if you have to drive
25 anywhere. And I understand they are considering a

1 right-turn lane at the bottom of my street, which is
2 useless if you have people that get in the right lane that
3 are not making a right-hand turn.

4 As far as the purchase of land for parks, that's
5 an interesting concept, but that's also very complicated.
6 Most important thing that I think should be part of this
7 plan is the parking.

8 For 26 years, no matter what type of store I went
9 to in Four Corners parking is also an issue. It's always
10 an issue. And as a resident who loves to live here, I want
11 it to be a place where I'm not imprisoned in my own house
12 because of the backlog of traffic on the street, pulling on
13 and off on my driveway, being subjected to traffic.
14 Knowing I can't go out certain hours because of the
15 backlog. That's all.

16 DEPUTY TOWN ATTORNEY FRIED: Thank you.

17 CHAIRMAN SIMON: Thank you.

18 BOARD MEMBER HAY: Thank you.

19 CHAIRMAN SIMON: Okay, all right. I want to
20 really thank everyone who came out this evening for your
21 comments. I mean we had a lot of good feedback from the
22 residents. It's greatly appreciated. And this is the type
23 of input this Board needs. So when we make our
24 recommendation to the Town, we know that we that we're
25 incorporating many of the issues and concerns of the

1 residents.

2 Obviously, we can't guarantee you that we will
3 recommend everything that was offered this evening, but I
4 will definitely say a lot of very, very good ideas surfaced
5 this evening. And I greatly appreciate that.

6 And as we move forward, I would hope that you
7 will continue to take interest in the project. I think
8 it's a very important project. I was on the Master Plan
9 committee that developed the Master Plan for the Town. And
10 as Hugh indicated, that was in the Master Plan, that we
11 recommend the redevelopment of Four Corners.

12 And it did not receive the type of support that
13 we're receiving now. And so it was never, it never made it
14 into the final plan that was adopted from the Town Board.
15 So I am absolutely elated that the residents in this area
16 have strong support of this.

17 This is, like I said, something that the Master
18 Plan supported. This is something that this Planning Board
19 supported. And the fact that it is resurfacing now, I
20 think is an excellent idea. It's something that is
21 desperately needed.

22 That Four Corners, quite frankly, the way it is
23 now is a diaster area for the Town. And we're not taken a
24 full advantage of the property in that area. Not only Four
25 Corners, but you know, adjacent properties in terms of all

1 the things that you had cited, the flooding, the traffic,
2 pedestrian traffic, green space.

3 All of the things that you have cited is
4 absolutely on target. Things that need to be incorporated
5 into the final -- into the Four Corners plan.

6 We have many challenges ahead. It's not going to
7 be easy or a quick solution. We have applicable studies
8 that have to be done so it's done right.

9 We had this problem with Four Corners for many
10 years and we're not going to solve it immediately. And it
11 will take time, but we need to do it right. And I think
12 we're starting off in the right direction in terms of
13 getting support and participation from the public.

14 So again, I thank you very much for coming out.
15 And I hope you continue to follow the development of this
16 project. And I'm quite sure there will be additional
17 opportunity for you to raise your issues because that's
18 something that this Planning Board needs. It's something
19 that the Town Board needs. So thank you again.

20 DEPUTY TOWN ATTORNEY FRIED: Okay. From a
21 procedural point, you should close the public discussion.
22 You might want to keep the record open to have people
23 within the next two weeks send in if they have additional
24 things.

25 CHAIRMAN SIMON: Okay. So can I have a motion to

1 close the Public Hearing?

2 DEPUTY COMMISSIONER SCHMIDT: Discussion.

3 CHAIRMAN SIMON: The public discussion.

4 DEPUTY TOWN ATTORNEY FRIED: Right.

5 CHAIRMAN SIMON: And keep the record open for two
6 weeks.

7 BOARD MEMBER HAY: So moved.

8 BOARD MEMBER TALIAFERROW: Second.

9 CHAIRMAN SIMON: All in favor? Aye.

10 BOARD MEMBER TALIAFERROW: Aye.

11 BOARD MEMBER SCHWARTZ: Aye.

12 BOARD MEMBER HAY: Aye.

13 DEPUTY TOWN ATTORNEY FRIED: And then you want to
14 close the Public Hearing.

15 CHAIRMAN SIMON: Motion to close the Public
16 Hearing?

17 BOARD MEMBER HAY: So moved.

18 BOARD MEMBER SCHWARTZ: Second.

19 CHAIRMAN SIMON: All in favor? Aye.

20 BOARD MEMBER TALIAFERROW: Aye.

21 BOARD MEMBER SCHWARTZ: Aye.

22 BOARD MEMBER HAY: Aye.

23 (Whereupon, the Public Hearing was concluded.)

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C E R T I F I C A T I O N

Certified to be a true and accurate transcript
of the stenographic minutes of proceedings taken by the
undersigned, to the best of her ability.



Barbara Marciante,
Official Court Reporter