

July 24, 2019

To: Village of Tarrytown Planning Board
Re: Artis DEIS



The following are comments from the Tarrytown Environmental Advisory Council on the DEIS submitted by Artis Senior Living. We understand the need for facilities to care for Alzheimer and Dementia patients and applaud the developers for this and for the fact that it will also be added to the tax roles of the village. We have several comments and questions about the DEIS.

Sustainability

The DEIS tackles this topic but is not extensive enough. There is no mention of the use of solar panels which should be automatic at this time (if the area is suitable for panels). The DEIS states that the plan includes energy star appliances. Does this mean that all appliances will be energy star? There are other sustainability options that good be included, for example incorporating grey water applications into the planning of the infrastructure.

Wildlife

The DEIS states that the area of the wetland is approximately 706 square feet. In 2004, wildlife surveys were done in March, May, June and October. No endangered or threatened species were found then. These surveys were done in the correct months but not extensive enough (I have had more species in my tiny back yard then were found in the woods at that time). For the current DEIS, surveys were conducted only in November and December, probably the worst months for conducting a rigorous wildlife survey. A search was also performed of the NYSDEC database as updated through 2018. This search confirmed there were still no records of rare or state-listed animals, plants and/or significant habitats on this site or on any adjacent properties. However, if no surveys were done since 2004 on these sites, then, of course, no records would have been added to the database.

Although there may not be any threatened species using this area, surveys should have been done in a more rigorous method. Finally, the wooded areas of the site are used as wildlife corridors and, as such, should be maintained.

Views

The application asserts that land will be 'clearcut' but the applicant submits that the extraordinary landscape plan will make the property much more attractive. Below is a photo of an area of Martling Avenue as it currently looks – wooded, with shrubs, offering a rather dense visual barrier. All of Martling Avenue from the turn after Prospect until Ridgcroft used to look like this.





Above is an area of Martling Avenue that was clear cut and then planted with some conifers. The parking lot for the buildings on 119 is visible. During the late fall to early spring, the building and parking lots are much more visible. At night lights from the building and parking lots are visible

Any landscaping plans should minimize clear cutting and should retain as much of the current wooded areas that now provide visual barriers and wildlife corridors. In addition, detailed landscaping plans for the water retention area should include only native plants, and should be planned for wildlife conservation.

Submitted by

A handwritten signature in black ink that reads "Carole S. Griffiths".

Dr. Carole S. Griffiths,
Member Tarrytown Environmental Advisory Council.