



VILLAGE OF TARRYTOWN INTEROFFICE MEMORANDUM

BUILDING ▪ ENGINEERING ▪ PLANNING ▪ ZONING ▪ ARB

TO: Chairman Friedlander and Planning Board Members
FROM: Donato R. Pennella, P.E., Village Engineer/Building Inspector
RE: 153 White Plains Road
Artis Senior Living Alzheimer/Dementia Care Facility
Review SDEIS Submitted March 11, 2019
DATE: March 23, 2019

The review of the proposed code text amendment for the 64 bed Alzheimer/Dementia care housing facility. Based on the specific use as an Alzheimer/Dementia care facility the following is a summary their comments:

Cover & other internal references, remove all references to 21 Wildey Street.

1. Pg. 22, G. Address any issues, visual or potentially hazardous from the standing water in the micropool due mosquitos breeding that have been brought to risen since its installation.
2. Pg. 22, H. Traffic study; address emergency situations such as peak hour discharge at 5 p.m. from 155 White Plains Road, vehicles entering ramp to bridge and emergency call from the proposed site.
3. Appendix B. Add impacts to the newly installed westbound signalized ramp to the bridge.
4. Pg. 65. The subsurface investigations only addresses the structural capacity of the soil for the proposed building, include the viability and long term use of a geothermal system suggested.
5. Pg. 81. Describe the existing micropool and its inherent issues experienced with the standing water, same as comment no.1. Add the intended design storm event, 100 year.
6. Pg. 82. Include the types of green infrastructure practices intended to be utilized.
7. Pg. 90. The two “practices” utilized for determining the maximum daily water demand flow are not codified. Any new construction will require compliance with the International Plumbing Code, therefore, include compliance with Table 604.3 of IRC2015 as previously provided in the January 4, 2019 email to Rich Williams
8. Pg. 91. Second paragraph; “which, will coincidentally, will address water main upgrades” which issues? This statement is without basis, delete it. Which “infrastructure project is scheduled to continue well into the future”? Does the applicant have intimate knowledge of future Village budgets? Remove this statement.
9. Pg. 91. Last paragraph; “the Applicant is confident that the work already planned will support the water needs of this proposed project..” is opinion based and not on actual data or facts, remove statement. If the actual cost exceeds the allocated funds for this project a delay or elimination of this work can be anticipated, explain the other alternatives for the applicant?
10. Pg. 92. Second paragraph, expand undertaking to include; the Village is currently seeking approval from WCDOH.
11. Pg. 92. Last sentence. Add “to maintain the existing needs.”
12. Pg. 94. The reference to “poor condition” was not stated in the July 13, 2018 memorandum delete it.
13. Pg. 94. Delete last sentence. The existing capacity and condition of the sanitary sewer on Martling Avenue is adequate for its current needs the Village is not obligated to modify the system to accommodate flows from the proposed project. If the applicant may seek alternate routes provided investigations and physical monitoring is performed.

cc: Liz Meszaros, Secretary to Planning and Zoning
Katherine Zalantis, Attorney for the Planning Board
Robert Galvin, Village Planner