VILLAGE OF IRVINGTON: BOARD OF TRUSTEES
WESTCHESTER COUNTY: STATE OF NEW YORK

- x

In the Application of: :

SHELTER DEVELOPMENT, LLC. :

VERIFIED PETITION

:

For an Amendment to the Zoning Ordinance of the Village of Irvington Pursuant to Section 224-99 of the Irvington Code :

- x

Petitioner SHELTER DEVELOPMENT, LLC ("Petitioner"), by its attorneys Zarin & Steinmetz, respectfully petitions the Village Board of Trustees ("Village Board") of the Village of Irvington, New York ("Village") as follows:

Summary Of Petition

1) This is a Petition seeking an amendment of the Village Zoning Ordinance empowering the Village Board to allow, by Special Permit, a modern independent and/or assisted living facility to be developed on properties six (6) acres or larger in the Village's 1F-40 District, provided that such properties contain at least 400 feet of frontage along the east side of North Broadway.

2) Petitioner seeks to pursue the development of an independent/assisted living facility at the property known as 88-94 North Broadway, identified on the Tax Map of the Town of Greenburgh, Village of Irvington, as Map #2.20, Block 5, Lot 5. ("Subject Property"). This facility would consist of approximately one hundred and fifty (150) units of specialized senior housing, supporting a mix of independent living ("IL"), assisted living ("AL") and memory care ("MC" or "ALZ") residences for the senior population in the Village and surrounding communities ("Proposed Development," or the "Brightview Facility"). The Brightview Facility

would include a state-of-the-art building, designed in an aesthetically pleasing fashion, yet safe and functional for senior citizens providing a wide variety of services, programs and activities.

3) Petitioner also proposes to preserve the existing stone buildings at the Subject Property ("Outbuildings") for future adaptive reuse. This could include providing several units of affordable housing, and/or other community uses.

4) Currently, the Subject Property is improved with several underutilized office buildings, along with the smaller stone Outbuildings. (See Existing Conditions Plan, dated December 22, 2014, annexed hereto as Exhibit "A"). The Subject Property was recently rezoned in 2013 from the 1F-20 to the 1F-40 District. During this process, the Village recognized that "[i]f the Village wishes to attract a tax paying use[] to this area they may wish to consider other uses which could be appropriate in this area." (See Village of Irvington Proposed Zone Change Planning Analysis, dated April 5, 2013, at 8). Notably, the Village also recognized that the Subject Property could currently support "day care centers, medical research or outpatient diagnostic facilities . . . with little noise or impacts to the character of the community." (Id.).

5) The Village's duly adopted 2003 Comprehensive Plan also established that the Village's land planning goals include updating its Zoning Ordinance where appropriate to ensure that "private property development and conservation advance and are consistent with public goals." (See Village 2003 Comprehensive Plan ("Comprehensive Plan"), § 3.2 (General Considerations of Implementation)). The Village recognized that such changes should encourage housing which either "mesh[es] with the established settlement character," or "provide[s] a benefit to the community, such as permanently preserved open space or affordable or senior housing." (See id.).

6) In the eleven (11) years since these policies in the Comprehensive Plan were adopted, significant demographic shifts have occurred in the Village and its surrounding communities which were not addressed in, or contemplated by, the Comprehensive Plan. This includes the rapid increase, and projected continued growth, in the population of adults who have attained the age of 60 years or older. A study conducted by the New York State Office of Aging (SOFA), for example, concludes that between 2010 and 2030, the population of adults who have attained the age 60 years or older residing in the state is projected to climb from 3.7 million to 5.4 million. (See SOFA County Data Book, NY State Data 2011). During this time, SOFA also estimates a 76% increase in the state's population of adults reaching the age of 85 years or older (from 315,000 to 556,000).

7) This empirical data indicates that the Village's recognition in the Comprehensive Plan over a decade ago that senior housing provides a benefit to the community remains an important policy and planning objective. Indeed, the data indicates that providing senior housing is even more important now as the population continues to age and requires additional housing and social resources in order to stay close to families living in Irvington.

8) New national models of specialized housing for seniors seeking to age in place in the community, as well as those requiring some assistance with daily living, have developed to address the needs of this growing demographic. Such specialized housing provides significant benefits to the Village as the senior population forms a stable part of the community, generates limited traffic on area roadways, does not utilize schools, and can serve as a source of sustained patronage of local businesses.

9) The Village Zoning Ordinance does not permit adequate and necessary senior housing -- let alone assisted living residences -- consistent with the national or regional model

to accommodate this important population. Petitioner submits that there is a need to create a zoning mechanism that permits appropriate development of specialized senior housing in the community, while simultaneously ensuring that open space and the existing community character are preserved.

10) Accordingly, Petitioner respectfully submits this Petition seeking to include in the Village Zoning Ordinance a well-crafted Special Permit provision allowing for independent and/or assisted living facilities for seniors. This Special Permit could apply only to those limited properties within the Village where the development of the modern senior housing model would harmonize with the surrounding neighborhood and general community character ("Zoning Text Amendment"). The Zoning Text Amendment includes provisions limiting applicability to lots along the east side of North Broadway large enough to provide expansive front yards and sufficient screening between adjacent properties. It also includes incentives to encourage siting the facility an appropriate distance away from the road frontage so as to preserve existing viewsheds and community character.

11) The Special Permit review process, which entails disclosure of site plans, parking facilities, and other features of the facility's proposed use, will afford the Village Board the opportunity to weigh a proposed independent and/or assisted living facility in relation to neighboring land uses and to cushion any adverse effects by the imposition of conditions designed to mitigate them.

12) This review process will establish that the Subject Property is an appropriate location for an independent and/or assisted living facility. It is over eight (8) acres, and has frontage along the east side of North Broadway measuring approximately 436 feet. Existing curb cuts provide access to North Broadway ensuring that site ingress/egress is safe, and will

not direct traffic onto quieter residential side streets. There also is an expansive front yard with rolling open space extending eastward from the road frontage. Due to the depth of the Subject Property (approximately 839 feet) there is sufficient room to maintain this open space, while incorporating a building of adequate bulk and height to accommodate the Brightview Facility. These features ensure that the Subject Property may be redeveloped for senior independent/assisted living without impacting significantly the character of the neighborhood.

13) For the reasons set forth below, Petitioner respectfully requests that the Village Board accept the instant Petition, and commence the requisite environmental, planning and legislative review procedures to (i) update the Village Comprehensive Plan to the extent deemed necessary, (ii) implement the Zoning Text Amendment, and (iii) ultimately issue Petitioner a Special Permit allowing the Subject Property to be used for senior independent/assisted living so that Petitioner may pursue Site Plan Approval for the Proposed Development before the Village Planning Board (collectively, these items constitute the "Action").

The Petitioner

14) Petitioner is an established and highly regarded provider of quality senior living residences, offering a wide range of services to meet seniors' needs.

15) Petitioner is organized under the laws of the State of Maryland and has its corporate headquarters located at 218 N. Charles Street, Suite 220, Baltimore, Maryland 21201.

16) Shelter Development, LLC is an entity wholly owned by The Shelter Group.

17) Brightview Senior Living is the senior-focused division of The Shelter Group and is operating, or has under construction, a total of thirty-four (34) senior communities in the Mid-Atlantic and Northeast United States.

18) Petitioner is a contract-vendee of the Subject Property, which would be affected by the instant Petition.

19) The Subject Property is owned by 106 North Broadway, LLC ("Seller"). Seller joins in and supports this Petition. (See attached Verification of Gerald Carafiello.)

The Proposed Zoning Text Amendment

A. The Zoning Ordinance Does Not Permit Adequate Modern Senior Housing

20) Current bulk and density controls in the Village Zoning Ordinance do not allow for the development of senior housing in a manner consistent with national or regional standards. Of most significance, the Village's Resource Protection Regulations (Article XV of the Zoning Ordinance) do not yield a residential development anywhere close to the necessary bulk required to support the modern senior living model. These Regulations were enacted in 1989 to address concerns regarding managing the exponential growth of single-family homes in the Village during the period of 1980 through 1986. (See, e.g., Minutes of Village Board, dated February 27, 1989 (enactment of L.L. No. 3-1989); Comprehensive Plan, at 15). They were designed to protect sensitive environmental resources from overdevelopment by creating an appropriate "carrying capacity" for each lot based upon the number of resources located on a particular property. (See Comprehensive Plan, at 15).

21) Due to the unique size, geometry and topography of the Subject Property, these controls are not essential to preserve open space and other sensitive features on the Subject Property. Petitioner submits that it can pursue the Brightview Facility while maintaining a substantial portion of the open space, historic resources and steep slopes on the Subject Property. This Petition thus presents one of those unique situations where revisiting the planning controls enacted in 1989 would be appropriate, so that the Village Board may

introduce a desirable housing resource to the community in response to changing demographic conditions.

22) Similarly, the Village's height regulations limit most buildings to thirty-five (35) feet. The Village's last modification of the height regulations occurred in 2003, much of which included this thirty-five (35) foot height limit. This legislation appeared to address the Village's desire to protect the "built scale" and "historic character" of the Main Street and waterfront area. (See Comprehensive Plan, at 11). This limitation would prevent Petitioner from developing a facility with sufficient height to accommodate a building large enough to provide all amenities and services associated with the modern senior living model. In addition, Petitioner's desire to pursue underground parking in order to preserve more open space could increase the "height" of the facility by lowering the technical measuring point of the building (despite the underground level not being visible to the public).

23) The unique depth and topography of the Subject Property permits some flexibility with the Village's control of building height. Petitioner can locate the facility much farther away from the street than most, if not all, other properties along North Broadway. The building can also be incorporated into the topography of the Subject Property, which slopes significantly upward and away from the street. This siting would ensure that the "built scale" and "historic character" of the community could continue to be maintained. The larger height would also be softened by the relative distance from viewpoints along North Broadway, as well as the terracing of the building into the natural topography of the Subject Property. In addition, the building could be set back and tastefully screened from adjacent properties to the north and south. These site features ensure that the purpose of the Village's height regulations -- i.e., to

protect existing viewsheds and the built scale of the community -- would not be undermined by Petitioner's proposed Special Permit.

B. The Proposed Zoning Text Amendment

24) In the past, the Village has legislated and utilized Special Permits to create limited exceptions and flexibility within the Village's bulk and density regulations in order to address specific housing needs of the community. The Special Permit allowing "below-market-rate housing," for example, waives the Village's Site Capacity Regulations where affordable housing is proposed on lots in the 1F-10 District accessible from North Broadway. See Village Code § 224-8(D)(6). This Special Permit provision, enacted in 1993, contains detailed siting criteria exempting certain sites from the bulk and density controls, such as the Resource Protection Regulations, in order to "provide a choice of housing opportunities within the Village." Id.

25) Petitioner used the Special Permit provision in Section 224-8(D)(6) as a model to structure its proposed Zoning Text Amendment. A copy of the Zoning Text Amendment is submitted herewith as Exhibit "B."

26) The Zoning Text Amendment would create a new Special Permit in the Village's One-Family Residence District Regulations. The Special Permit would allow the Village Board to authorize the development of an "Assisted Living Facility" only on property within the 1F-40 District that is held in single ownership at the time of the adoption of the Zoning Text Amendment. Such property must contain frontage on the east side of North Broadway of no less than four hundred (400) feet. The property must also meet specific lot area and bulk criteria, including that:

a. the minimum lot size is 6 acres;

b. the minimum lot width is 400 feet;

c. the minimum lot depth is 600 feet;

d. the minimum side yard is 30 feet (60 feet combined);

e. the minimum rear yard is 100 feet; and

f. the maximum building coverage is 25%.

27) The Special Permit would include an exemption from the Village's Resource Protection Regulations. The building envelope created by the above criteria would provide safeguards consistent with the legislative purpose of the Resource Protection Regulations -- i.e., to ensure development does not encroach upon open space, and other sensitive resources -- while permitting the development of a facility meeting the programmatic needs of the modern senior living model.

28) In addition, the Zoning Text Amendment implements a height bonus system imposing an even larger front yard setback for any facility seeking to exceed the Village's thirty-five (35) foot height limit. This bonus system would increase the front yard by fifty (50) feet for every additional five (5) feet added to the building over thirty-five (35) feet. This bonus is capped at ten (10) feet, allowing a maximum height of forty-five (45) feet. An applicant seeking to construct a forty-five (45) foot tall building, for example, must provide a front yard of at least two hundred and fifty (250) feet (i.e., meet the threshold one hundred and fifty (150) foot minimum front yard, *plus* provide an additional one hundred (100) feet to accommodate the extra ten (10) feet in height).

29) Finally, certain modifications to the Village's height measurement standards are proposed in the Special Permit in order to accommodate the unique qualities of the Subject Property, and Petitioner's proposed use. The Zoning Text Amendment would clarify that the measuring point of any facility subject to the Special Permit is the finished grade of the first

floor. This language permits Petitioner to take advantage of the topography of the Subject Property by locating parking underneath the first floor of the building without being penalized. In addition, the Zoning Text Amendment clarifies that certain roof elements required to accommodate the special infrastructure and safety needs of the facility residents, such as elevator housing, generators and/or HVAC equipment, are not counted in the measurement of the "highest point" of the building. Under the Zoning Text Amendment, these elements could occupy no more than twenty (20%) of the roof area. The height of such elements would also be capped at ten (10) feet. Again, these measures are necessary to ensure that that Petitioner is not penalized for adding to the height of the building those elements necessary for the safe operation of a senior independent/assisting living facility.

C. The Zoning Text Amendment Is Consistent With The Village's Planning And Development Goals

30) The above siting, bulk and height controls ensure that the Zoning Text Amendment would add very limited additional development potential to the Village Zoning Ordinance while addressing the documented demographic trends impacting the community. Indeed, Petitioner submits that the Subject Property is the only site that could qualify for the Special Permit. The requirement that a qualifying site be held in single ownership when the Zoning Text Amendment is enacted prevents the assemblage of several lots to qualify for this Special Permit in the future. Similar to the Village's creation of the below-market-rate housing Special Permit in 1993, the limited scope of the Zoning Text Amendment is another appropriate mechanism to "provide a choice of housing opportunities" in the Village.

31) The Zoning Text Amendment would also foster the Village's efforts to encourage the development of affordable housing and adaptive reuse of existing resources. Petitioner included as a principal use non-age restricted Fair and Affordable Housing Units for any age

group. This use would permit Petitioner to utilize the larger Outbuildings for traditional affordable housing consistent with Westchester County's AFFH Marking Plan.

32) Moreover, the Zoning Text Amendment would require that a significant portion of the facility residents pay housing costs at a reduced level consistent with the Village's Fair and Affordable Housing Regulations (Article XXVIII). The number of these affordable occupancies must equal at least ten percent (10%) of the overall number of IL Units in the facility approved by the Village Board. These affordable occupancies can be distributed among any IL Units, the Outbuildings and/or any AL Units. In this instance, Petitioner anticipates locating five (5) affordable occupancies IL Units, along with developing and operating four (4) affordable non-age restricted housing units in the Outbuildings. Since Petitioner would be operating the affordable units in the Outbuildings, a preference for employees of the Brightview Facility would be in place for these four (4) housing units.

33) Petitioner respectfully submits that this combination of uses, coupled with the various controls and incentives tailored to preserve open space and other similar resources, reaches the appropriate balance of encouraging beneficial uses while preserving the character of the Irvington community. As such, facilitating the development of the Brightview Facility at the Subject Property through its zoning authority would comport with the Village's "well-considered" plan. See, e.g., Stone v. Scarpato, 285 A.D.2d 467, 728 N.Y.S.2d 61 (2d Dep't 2001) (upholding rezoning of specific site so as to permit the construction of a four- to five-story 125-unit assisted living facility); Campbell v. Barraud, 58 A.D.2d 570, 394 N.Y.S.2d 909 (2d Dep't 1977) (holding that rezoning a specific parcel to satisfy a public need for senior citizen housing, as expressed in the Town's Comprehensive Plan, is not "spot zoning"); see also VTR FV, LLC v. Town of Guilderland, 101 A.D.3d 1532, 957 N.Y.S.2d 454 (3d Dep't 2012)

(holding that rezoning a particular area of the Town to accommodate an assisted living facility was not "spot zoning"); Boyles v. Town of Bethlehem, 278 A.D.2d 688, 718 N.Y.S.2d 430 (3d Dep't 2000) (upholding rezoning to permit assisted living facility in residential neighborhood).

34) It is thus well within the Village Board's broad legislative authority to undertake this Action. See Goodrich v. Town of Southampton, 39 N.Y.2d 1008, 387 N.Y.S.2d 242, 243 (1976) (noting the "strong presumption of validity which attaches to the legislative determinations" of a municipality when enacting zoning ordinances).

The Proposed Development

35) The Petitioner proposes to construct a residential assisted and independent living facility consisting of one hundred fifty (150) units, as well as associated amenities such as recreational space, dining areas, a library, theater, craft room, fitness area and beauty salon. The building would consist of four (4) residential stories measuring a total of approximately forty-five (45) feet, as well as an underground parking area. It would accommodate a projected mix of eighty-five (85) IL Units, thirty-nine (39) AL Units and twenty-six (26) MC units, as well as all indoor and outdoor amenities for these residents. Access to the facility would remain off of North Broadway. This building would be located approximately three hundred twenty-four (324) feet from the property line adjacent to North Broadway.

36) Annexed hereto as Exhibit "A" is a Preliminary Site Layout Plan illustrating the initial details of the Proposed Development, prepared by Petitioner's engineering consultant, John Meyer Consulting. Attached as Exhibit "C" hereto are floor plans and front elevations illustrating the general layout and architecture of the Proposed Development, prepared by JAL Architecture and Engineering, P.C.

37) Due to the unique dimensions of the Subject Property, the Proposed Development would result in few visual impacts to abutting properties, or the existing viewshed from North Broadway. Petitioner will be able to use natural terrain to incorporate the height of the building into to the slope rising up and away from North Broadway, creating the appearance of a shorter building. Expansive side yards would also be maintained and well screened to preserve the viewshed of adjacent properties.

38) Access and parking on the Subject Property have been designed and located to minimize impact to adjacent properties. Egress/ingress will be maintained from North Broadway. One hundred and ten (110) on-site parking spaces would be provided to service the Brightview Facility, its residents and staff. At least sixty-five (65) of these spaces would be located under the building, thereby preserving additional open space on the Subject Property.

39) Petitioner's intention is to preserve all three (3) stone Outbuildings. These Outbuildings would be available to provide other benefits to the Village. As discussed above, this includes creating four (4) units of traditional affordable housing consistent with the Village's Fair and Affordable Housing Regulations (Article XXVIII), and potential reuse of the small, western-most building for other community purposes. Petitioner is willing to work with the Village to explore future use options for these buildings during the review process.

SEQRA

40) Pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Petitioner is submitting under separate cover a Full Environmental Assessment Form ("EAF"), prepared by Petitioner's engineering consultant, John Meyer Consulting. Although Petitioner fully expects to develop a comprehensive assessment of the Action during the SEQRA process, the EAF outlines the anticipated areas of potential environmental concern, such as traffic,

stormwater management, visual impacts, and potential social and fiscal benefits for the Village. Supplemental studies as required by the Lead Agency will certainly be supplied.

41) In accordance with SEQRA Regulations, the proposed Zoning Amendment is an Unlisted Action, as it does not meet Type I Action thresholds.

42) Since the threshold elements of the Action involve the Village Board's legislative and administrative authority, we respectfully submit that the Village Board is the appropriate entity to serve as Lead Agency.

Requested Relief

43) In furtherance of this Action, Petitioner respectfully requests that the Village Board of Trustees take the following administrative and legislative steps:

(a) accept this Petition;

(b) declare its intention to serve as Lead Agency to review the entire Action in a coordinated review pursuant to the SEQRA Regulations;

(c) refer the Zoning Text Amendment to the Village of Irvington Planning Board and the Westchester County Department of Planning for review and recommendations pursuant to Article XX of the Village Code;

(d) schedule, notice and conduct a public hearing on the Action as soon as possible;

(e) adopt the Zoning Text Amendment, and modify the Village's Comprehensive Plan to the extent necessary; and

(f) grant Petitioner a Special Permit to use the Subject Property for an Independent and Assisted Living Facility.

[INTENTIONALLY LEFT BLANK]

WHEREFORE, it is respectfully requested that the instant matter be placed on the next available agenda of the Village Board and be, in all respects, granted.

Dated: December 23, 2014
White Plains, New York

ZARIN & STEINMETZ

By: _____

David S. Steinmetz, Esq.
David J. Cooper, Esq.
Attorneys for the Petitioner
81 Main Street, Suite 415
White Plains, NY 10601
(914) 682-7800

VERIFICATION

STATE OF MARYLAND)
) s.s.:
COUNTY OF MONTGOMERY)

David D. Carliner, hereby deposes and says that he is the Executive Vice President of Shelter Development, LLC, which is the Petitioner in this proceeding, and says that the foregoing Petition is true to his/her own knowledge, except as to those matters therein stated to be alleged on information and belief and as to those matters he/she believes them to be true.

Name: David D. Carliner

Sworn to before me this
23rd day of December, 2014

Notary Public ANDREW M. TEETERS

ANDREW M. TEETERS
My Commission Expires
NOTARY PUBLIC
01-06-2017
MONTGOMERY COUNTY, MD

OWNER'S AFFIDAVIT

STATE OF NEW YORK)
) s.s.:
COUNTY OF WESTCHESTER)

Gerald Carrafiello, hereby deposes and says that s/he is ~~the~~ a General Partner of 106 Broadway, LLC, the owner of certain real property located at 88-94 North Broadway in the Village of Irvington ("Site"), and that 106 Broadway LLC has granted Shelter Development, LLC, the Petitioner in this proceeding, the authority to prepare, submit and process all necessary and appropriate land use applications, including but not limited to, the instant Petition, in connection with its proposal to develop the Site with an assisted living facility.

Name: GERALD A. CARRAFIELLO
Title: GENERAL PARTNER

Sworn to before me this
23rd day of December 2014

Karen A Bucchieri
Notary Public

KAREN A. BUCCHIERI
Notary Public, State of New York
No. 01BU6[illegible]
Qualified in Westchester County
Term Expires May 24, 2016

Exhibit A

PRELIMINARY SITE PLANS

BRIGHTVIEW SENIOR LIVING

TAX MAP SECTION 2 | SUBSECTION 20 |BLOCK 5 | LOT 4
WESTCHESTER COUNTY
88 NORTH BROADWAY
VILLAGE OF IRVINGTON, NY 10533

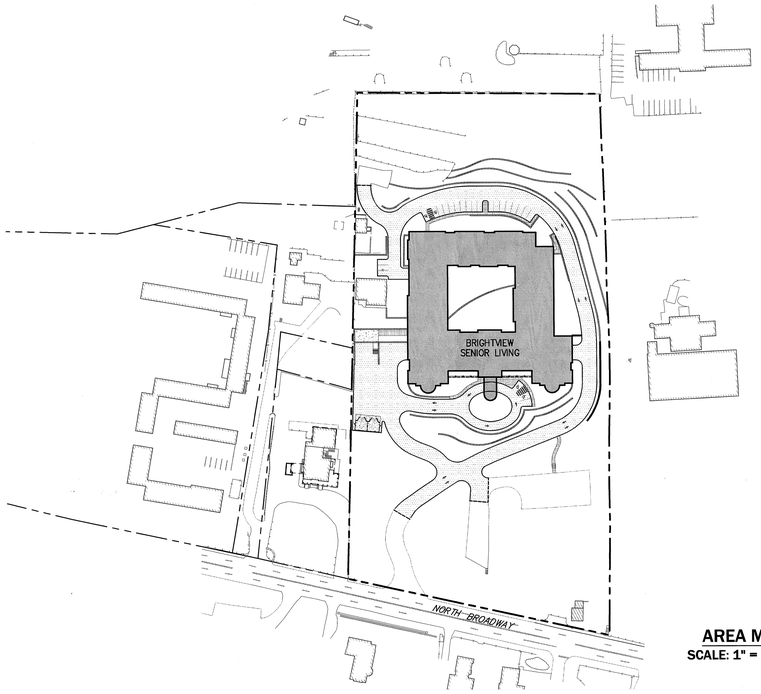
Applicant:
SHELTER DEVELOPMENT, LLC
218 NORTH CHARLES STREET
BALTIMORE MD, 21201

Attorney:
ZARIN & STEINMETZ
81 MAIN STREET
WHITE PLAINS, NY 10601

Site Planner, Civil & Traffic Engineer and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Architect:
JAL ARCHITECTURE AND ENGINEERING, P.C.
1359 HOOKSETT ROAD SUITE 1
NEW YORK, NEW YORK 10011

Surveyor:
LINK LAND SURVEYORS P.C.
21 CLARK PLACE, SUITE 1-B
MAHOPAC, NY 10541



AREA MAP
SCALE: 1" = 100'

JMC Drawing List:

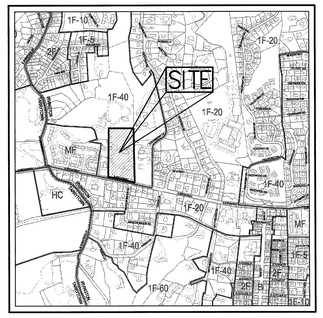
PSP-1 COVER SHEET
PSP-2 SITE EXISTING CONDITIONS PLAN
PSP-3 PRELIMINARY SITE LAYOUT PLAN

TABLE OF LAND USE

Parameter	Proposed Zoning Amendment	Existing	Provided
Permitted Principle Use	Assisted Living Facility	Office	Assisted Living Facility
Min. Lot Area (S.F. / Acres)	261,360/6.0	350,907/8.06	350,907/8.06
Site Capacity/ Max. Dwelling Units (Units per Acre)[6]	20[6]	N/A	19.5[2]
Min. Lot Width (Feet)	400	±438	±438
Min. Lot Depth (Feet)	600	±839	±839
Min. Distance Between Building (Feet)	25	74	34
Max. Building Coverage (Percent)	25	3.3	17.7
Maximum Building Height (Feet)[3]	45[3]	-	45[3]
Min. Yards for Building (feet)			
Existing Building A			
Front	150	±9	-
Side	30	±43	-
Rear	100	±838	-
Existing Building B			
Front	150	±471	-
Side	30	±77	-
Rear	100	±333	-
Existing Building C			
Front	150	±449	-
Side	30	±3	-
Rear	100	±302	-
Existing Building D			
Front	150	±558	-
Side	30	±1	-
Rear	100	±205	-
Proposed Building Option A			
Front	150	-	324
Side	30	-	60
Rear	100	-	225
Off-Street Parking[4]			
Standard	-	-	103
Handicaped	-	-	7
Total Parking	-	-	110

NOTES:

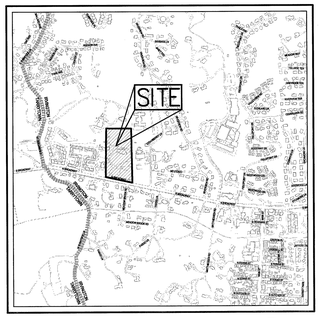
1. EXISTING NON-CONFORMING.
2. NO MORE THAN 20 UNITS PER ACRE (BASED ON THE GROSS LOT AREA) SHALL BE PERMITTED. FOR PURPOSES OF THIS SUBSECTION, "UNITS" SHALL INCLUDE ANY MIX OF INDEPENDENT LIVING, ASSISTED LIVING AND/OR MEMORY CARE UNITS.
3. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 35 FEET, EXCEPT THAT, FOR EVERY 50 FEET SAID BUILDING IS LOCATED BEYOND THE MINIMUM FRONT YARD SETBACK (I.E., 150 FEET) AN ADDITIONAL 5 FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING. IN NO EVENT SHALL ANY BUILDING SUBJECT TO THIS HEIGHT BONUS EXCEED 45 FEET. FOR THE PURPOSES OF THIS SECTION, THE HEIGHT OF A BUILDING SHALL BE MEASURED FROM THE FINISHED GRADE OF THE FIRST FLOOR TO THE HIGHEST POINT OF THE BUILDING, AND THE FOLLOWING ELEMENTS SHALL BE EXCLUDED FROM THE TERM "HIGHEST POINT OF THE BUILDING:" CHIMNEYS, SANITARY SEWER VENT PIPES, ANTENNAS, ELEVATOR HOUSING, AND/OR HEATING, VENTILATING OR AIR CONDITIONING EQUIPMENT. SUCH ELEMENTS SHALL BE NO HIGHER THAN TEN (10) FEET, AND MAY OCCUPY NO MORE THAN A TOTAL OF TWENTY (20%) PERCENT OF THE ROOF AREA.
4. AT LEAST 1 PARKING SPACE FOR EVERY 2 UNITS SHALL BE PROVIDED ON-SITE. PARKING SPACES MAY BE LOCATED WITHIN REQUIRED REAR AND SIDE YARDS, PROVIDED THAT SUCH SPACES ARE SET BACK AT LEAST 10 FEET FROM ANY PROPERTY LINE. PARKING SPACES MAY NOT BE LOCATED WITHIN THE FRONT YARD SETBACK.



ZONING MAP
SCALE: 1" = 1,000'

LEGEND

	SITE PROPERTY LINE
	ZONING BOUNDARY
	LOT LINE
	TOWN BOUNDARY
1F-5	ONE-FAMILY RESIDENCE DISTRICT
1F-10	ONE-FAMILY RESIDENCE DISTRICT
1F-20	ONE-FAMILY RESIDENCE DISTRICT
1F-40	ONE-FAMILY RESIDENCE DISTRICT
1F-60	ONE-FAMILY RESIDENCE DISTRICT
2F	TWO-FAMILY RESIDENCE DISTRICT
HC	HISTORIC COMMONS
MF	MULTI-FAMILY RESIDENCE DISTRICT



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. UNDER INDUSTRIAL CODE 753, CONTRACTOR SHALL NOTIFY ALL OPERATORS OF UTILITIES LOCATED IN THE AREA WHERE THE WORK IS TO BE PERFORMED PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
3. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JOHN MEYER CONSULTING, PC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JOHN MEYER CONSULTING, PC.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
5. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
7. CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.

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SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By

Previous Editions Obsolete

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STATE OF NEW YORK · JOHN A. VILLARDI · 045450 · LICENSED PROFESSIONAL ENGINEER

JMC
SITE DEVELOPMENT CONSULTANTS
www.jmcpllc.com

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102

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Date:	12/23/2014		
Project No:	14128		
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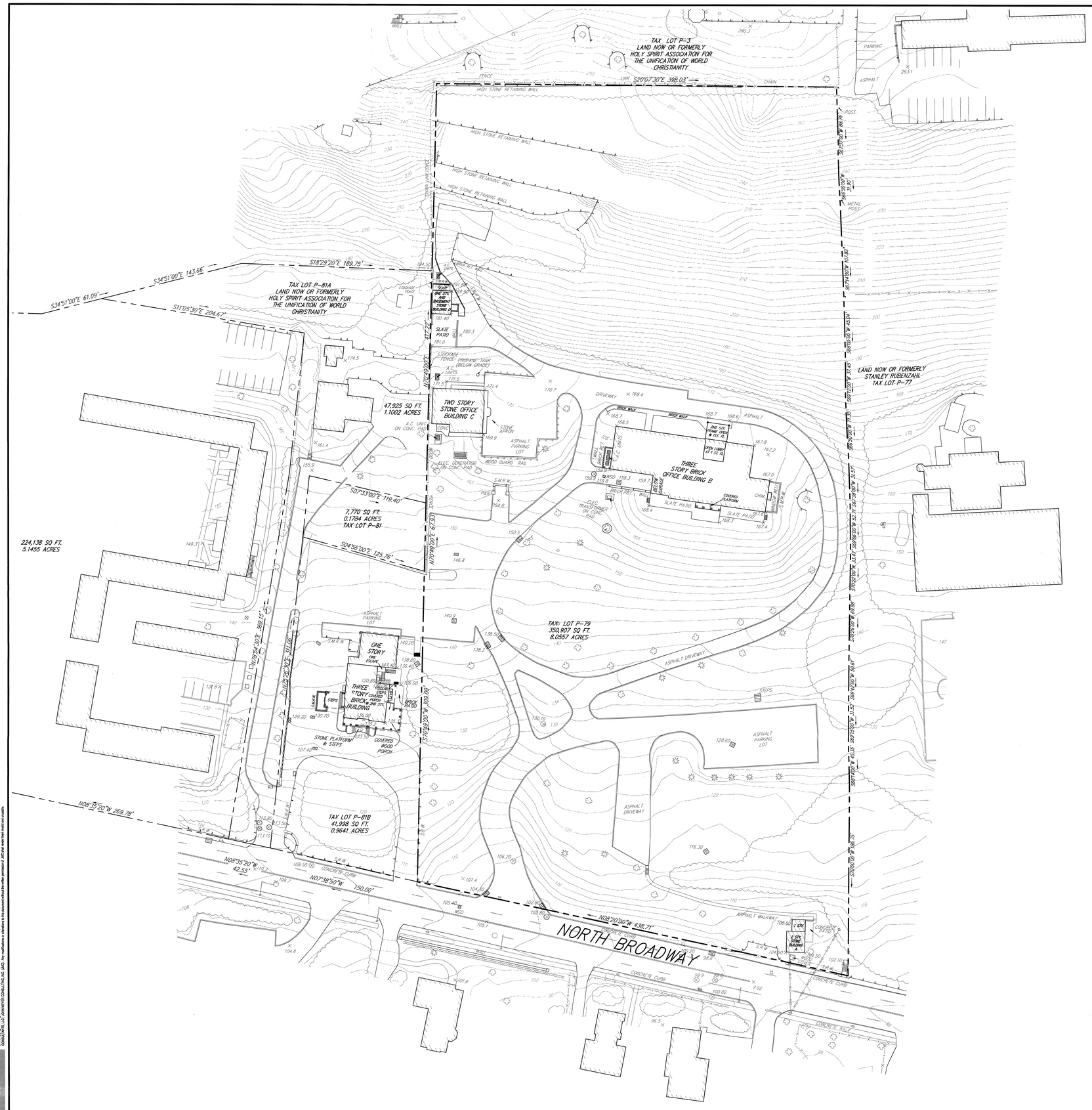

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY LINK LAND SURVEYORS P.C., DATED 10/24/2005.

No.	Revision	Date	By
	Previous Editions Obsolete		

APPLICANT:
SHELTER DEVELOPMENT, LLC
218 NORTH CHARLES STREET
BALTIMORE MD. 21201

ARCHITECT:
JAL ARCHITECTURE AND ENGINEERING, P.C.
1359 HOOKSETT ROAD SUITE 1
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SITE EXISTING CONDITIONS PLAN

BRIGHTVIEW SENIOR LIVING
88 NORTH BROADWAY
VILLAGE OF IRVINGTON, NY 10533

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STATE OF NEW YORK • DIEGO A. VILLANUEVA • 084546 • LICENSED PROFESSIONAL ENGINEER

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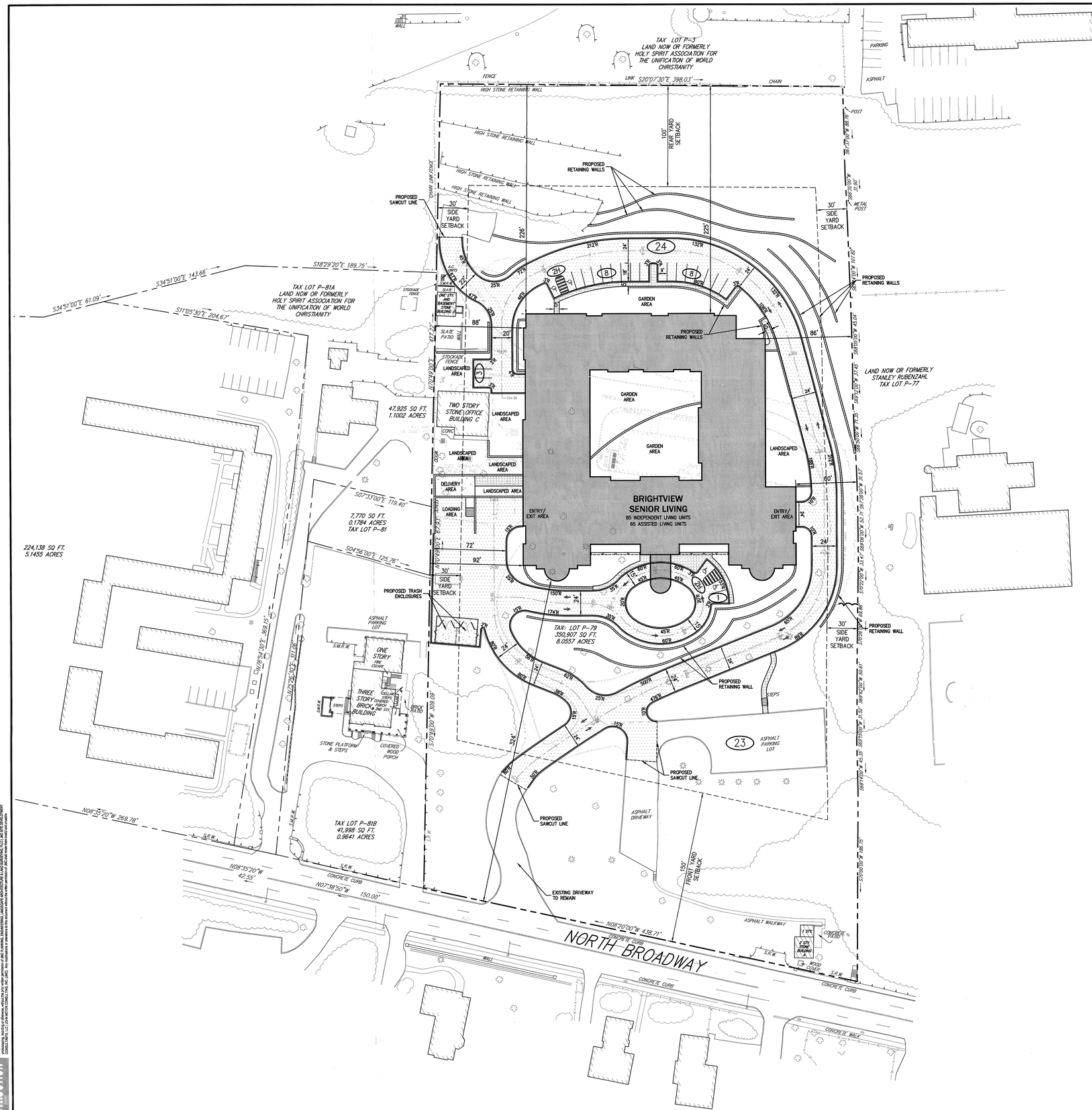

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING GUIDE RAIL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED SAWCUT LINE
- PROPOSED HANDICAPPED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
- PROPOSED DROP CURB AND RAMP
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE APRON
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED ARROW MARKING ON PAVEMENT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY LINK LAND SURVEYORS P.C., DATED 10/24/2005.

No.	Revision	Date	By

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ARCHITECT:
JAL ARCHITECTURE AND ENGINEERING, P.C.
1359 HOOKSETT ROAD SUITE 1
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120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
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PRELIMINARY SITE LAYOUT PLAN

BRIGHTVIEW SENIOR LIVING
88 NORTH BROADWAY
VILLAGE OF IRVINGTON, NY 10533

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STATE OF NEW YORK · DIEGO E. VILLAREALE · 084146 · LICENSED PROFESSIONAL ENGINEER

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Drawing No:	PSP-3		

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Exhibit B

PROPOSED ZONING TEXT AMENDMENT

Article IV of the Village of Irvington Zoning Code shall be amended as follows:

Add a new Subsection "(D)(7)" to Section 224-8 (One-Family Residence Districts):

(7) Special Permit allowing Assisted Living Facilities in 1F-40 Zones.

(a) Purpose. The Village Board of Trustees recognizes that there is an increasing societal need within the Village of Irvington and its surrounding communities to provide specialized housing for senior citizens seeking to age in place in the community, as well as those requiring some assistance with daily living. Such population forms a stable part of the community, generates limited traffic on area roadways, does not utilize schools, and can serve as a source of sustained patronage of local businesses on Main Street, and the associated "downtown," if located within a reasonable distance of this area. The Village Board recognizes that the Village Zoning Code does not currently support such use, but also does not seek to modify its regulations to such an extent as to undermine the protections in place to preserve the character and pattern of development in the Village. The Village Board has undertaken an extensive review of the Village's comprehensive planning goals, culminating in a Report setting forth the documented need for this use, as well as how best to modify the regulations in this Chapter to achieve this balance. The mechanism for achieving this balance is to permit an increase in several of the Village's bulk and density requirements, as well as waive the Village's site capacity requirements (see Article XV), provided that the subject site is large enough to accommodate such use, will foster safe and convenient access to local business, and can be developed in an orderly and well-planned manner consistent with surrounding uses. If an applicant meets the requirements below, the Village Board of Trustees shall grant a special permit allowing an Assisted Living Facility to be developed and operated at the subject site. The special permit would remain in effect until the use of the land and improvement changes.

(b) Definitions. For the purposes of this Section, the following terms shall apply:

ASSISTED LIVING FACLITIY - A residential facility containing Independent Living, Assisted Living and/or Memory Care Units.

ASSISTED LIVING UNIT - A unit specifically designed for use and occupancy by individuals who benefit from daily monitoring and assistance with activities of daily living, and may be provided, whether by the facility operator or an appropriate third party, medication supervision, personal care services and assistance with other activities of daily living, such as bathing, dressing, grooming, eating and/or ambulation.

MEMORY CARE UNIT - A unit specifically designed for the use and occupancy by individuals suffering from dementia.

INDEPENDENT LIVING UNIT - A unit specifically designed to accommodate individuals with increasing frailty, which unit shall contain a kitchen, and for which there are also common amenities available for the residents thereof outside of the unit, including dining facilities, laundry, security and housekeeping services.

(c) Siting Requirements.

[1] The eligible site must be held in single ownership at the time of the enactment of this Subsection, and consist of at least 6 contiguous acres with at least 400 feet of frontage along the east side of North Broadway.

(d) Lot and area requirements. The following requirements shall apply to all Assisted Living Facilities permitted hereunder:

[1] Minimum lot area: 6 acres

[2] Minimum lot width: 400 feet

[3] Minimum lot depth: 600 feet

[4] Maximum building coverage: 25%

[5] Minimum front yard: 150 feet

[6] Minimum rear yard: 100 feet

[7] Minimum side yard: 30 feet (60 feet combined)

[8] Minimum distance between buildings: 25 feet

[9] Retaining walls in regulated setbacks: retaining walls over 6 feet in height shall not be located in the required front yard setback. Where the Village Board determines that topographic conditions require retaining walls higher than 6 feet, and there is sufficient screening and/or landscaping between said retaining wall(s) and adjacent properties, said retaining wall(s) may be located in the required rear and side yard setbacks.

(e) Density. No more than 20 Units per acre (based on the gross lot area) shall be permitted. For purposes of this Subsection, "Units" shall include any mix of Independent Living, Assisted Living and/or Memory Care Units.

(f) Height. The maximum height of any Assisted Living Facility building shall be 35 feet, except that, for every 50 feet said building is located beyond the minimum front yard setback (i.e., 150 feet) an additional 5 feet may be added to the height of the building. In no event shall any building subject to this height bonus exceed 45 feet.

[1] For the purposes of this Section, the height of an Assisted Living Facility building shall be measured from the finished grade of the first floor to the highest point of the building, however the following elements shall be excluded from the phrase "highest point of the building:" chimneys, sanitary sewer vent pipes, antennas, elevator

housing, and/or heating, ventilating or air conditioning equipment. Such excluded elements shall be no higher than 10 feet, and may occupy no more than a total of 20% of the roof area.

(g) Off-street parking. At least 1 parking space for every 2 Units shall be provided on-site. Parking spaces may be located within required rear and side yards, provided that such spaces are set back at least 10 feet from any property line. Parking spaces may not be located within 150 feet of the front yard property line.

(h) Conflicting standards. All other regulations pertaining to area, bulk, height, density and parking contained in this Chapter, including the Village's Site Capacity regulations (Article XV) and Residential Floor Area Ratio Law (Article XXII), shall not apply to Assisted Living Facilities or Fair and Affordable Housing Units permitted hereunder.

(i) Principal uses.

[1] Assisted Living Facilities.

[2] Fair and Affordable Housing Units, including multifamily housing, for any age group meeting the requirements set forth in Article XXVIII of this Chapter, provided that the housing is located within an existing building on the subject site separate from the Assisted Living Facility, and no more than 6 non-age restricted Fair and Affordable Housing Units are developed. For the purposes of this use, a preference for occupancy may be reserved for employees of the Assisted Living Facility, provided that permitting such employees to reside in these Units furthers the goals for occupancy pursuant to the Westchester County Fair and Affordable Housing Implementation Plan.

(j) Accessory uses.

[1] Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include but not be limited to living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.

[2] Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents, and in which all meals shall be served to all residents on a daily basis.

[3] Central commercial kitchen adjacent to the common dining area(s), and from which food service is provided to the common dining area(s).

[4] Indoor and outdoor passive recreational areas for the common use of the residents.

[5] Laundry facilities for the residents' personal use.

[6] Linen and housekeeping services.

[7] Personal-care services for residents only, including, but not limited to, medical and dental care (outpatient services only), physical therapy, assistance with dressing, bathing, eating, ambulation and general supervision.

[8] Twenty-four-hour occupancy by on-site responsible staff person(s).

(k) Fair and Affordable Occupancy Requirements for Assisted Living Facilities. The number of affordable occupancies in an Assisted Living Facility shall equal no less than 10% of the total number of Independent Living Units approved for said Facility by the Village Board. This affordable requirement may be satisfied by providing any combination of affordable occupancies in: (i) Independent Living Units; (ii) non-age restricted Fair and Affordable Housing Units permitted under Subsection (D)(7)(i)[2] above; and/or (iii) Assisted Living Units. Assisted Living Units housing two residents both paying affordable monthly rent (i.e., "Companion Suites"), shall qualify as two occupancies for the purpose of satisfying the 10% requirement imposed in this Subsection.

[1] This Subsection (D)(7)(k) shall supersede the Village's Fair and Affordable Housing regulation (Article XXVIII) to the extent that any provision in Article XXVIII could be interpreted to apply to an Assisted Living Facility.

Exhibit C

Department Legend

- CIRCULATION
- VERTICAL CIRCULATION

ROOM SCHEDULE	
Department	ROOM NAME
AL	
AL	AL 1 BR
AL 1 BR: 12	
AL	AL 2 BR
AL 2 BR: 2	
AL	AL STUDIO
AL STUDIO: 9	
AL	AL STUDIO DELUXE
AL STUDIO DELUXE: 14	
AL	AL STUDIO SMALL
AL STUDIO SMALL: 2	
AL: 39	
ALZ	
ALZ	ALZ COMP
ALZ COMP: 2	
ALZ	ALZ STUDIO
ALZ STUDIO: 10	
ALZ	ALZ STUDIO DELUXE
ALZ STUDIO DELUXE: 9	
ALZ	ALZ STUDIO SMALL
ALZ STUDIO SMALL: 5	
ALZ: 26	
IL	
IL	IL 1 BR, 1 BA
IL 1 BR, 1 BA: 44	
IL	IL 1 BR, 1 BA + DEN
IL 1 BR, 1 BA + DEN: 13	
IL	IL 1 BR, 1.5 BA
IL 1 BR, 1.5 BA: 8	
IL	IL 2 BR, 2 BA
IL 2 BR, 2 BA: 7	
IL	IL 2 BR, 2 BA + DEN
IL 2 BR, 2 BA + DEN: 5	
IL	IL STUDIO
IL STUDIO: 8	
IL: 85	
Grand total: 150	

IRVINGTON BRIGHTVIEW SENIOR LIVING

GARAGE PLAN

23 DEC 2012

JAL ARCHITECTURE & ENGINEERING P.C.

Department Legend

- AL COMMON
- B.O.H.
- CIRCULATION
- IL
- IL COMMON
- IL COMMON GARDEN
- OFFICE
- VERTICAL CIRCULATION

ROOM SCHEDULE	
Department	ROOM NAME
AL	
AL	AL 1 BR
AL 1 BR: 12	
AL	AL 2 BR
AL 2 BR: 2	
AL	AL STUDIO
AL STUDIO: 9	
AL	AL STUDIO DELUXE
AL STUDIO DELUXE: 14	
AL	AL STUDIO SMALL
AL STUDIO SMALL: 2	
AL: 39	
ALZ	
ALZ	ALZ COMP
ALZ COMP: 2	
ALZ	ALZ STUDIO
ALZ STUDIO: 10	
ALZ	ALZ STUDIO DELUXE
ALZ STUDIO DELUXE: 9	
ALZ	ALZ STUDIO SMALL
ALZ STUDIO SMALL: 5	
ALZ: 26	
IL	
IL	IL 1 BR, 1 BA
IL 1 BR, 1 BA: 44	
IL	IL 1 BR, 1 BA + DEN
IL 1 BR, 1 BA + DEN: 13	
IL	IL 1 BR, 1.5 BA
IL 1 BR, 1.5 BA: 8	
IL	IL 2 BR, 2 BA
IL 2 BR, 2 BA: 7	
IL	IL 2 BR, 2 BA + DEN
IL 2 BR, 2 BA + DEN: 5	
IL	IL STUDIO
IL STUDIO: 8	
IL: 85	
Grand total: 150	

IRVINGTON BRIGHTVIEW SENIOR LIVING

FIRST FLOOR PLAN

23 DEC 2013

JAL ARCHITECTURE & ENGINEERING P.C.

Department Legend

- AL
- AL COMMON
- AL COMMON GARDEN
- B.O.H.
- CIRCULATION
- COMMON SHARED
- IL
- IL COMMON
- IL COMMON GARDEN
- VERTICAL CIRCULATION

ROOM SCHEDULE	
Department	ROOM NAME
AL	
AL	AL 1 BR
AL 1 BR: 12	
AL	AL 2 BR
AL 2 BR: 2	
AL	AL STUDIO
AL STUDIO: 9	
AL	AL STUDIO DELUXE
AL STUDIO DELUXE: 14	
AL	AL STUDIO SMALL
AL STUDIO SMALL: 2	
AL: 39	
ALZ	
ALZ	ALZ COMP
ALZ COMP: 2	
ALZ	ALZ STUDIO
ALZ STUDIO: 10	
ALZ	ALZ STUDIO DELUXE
ALZ STUDIO DELUXE: 9	
ALZ	ALZ STUDIO SMALL
ALZ STUDIO SMALL: 5	
ALZ: 26	
IL	
IL	IL 1 BR, 1 BA
IL 1 BR, 1 BA: 44	
IL	IL 1 BR, 1 BA + DEN
IL 1 BR, 1 BA + DEN: 13	
IL	IL 1 BR, 1.5 BA
IL 1 BR, 1.5 BA: 8	
IL	IL 2 BR, 2 BA
IL 2 BR, 2 BA: 7	
IL	IL 2 BR, 2 BA + DEN
IL 2 BR, 2 BA + DEN: 5	
IL	IL STUDIO
IL STUDIO: 8	
IL: 85	
Grand total: 150	

IRVINGTON
BRIGHTVIEW SENIOR LIVING

SECOND FLOOR PLAN

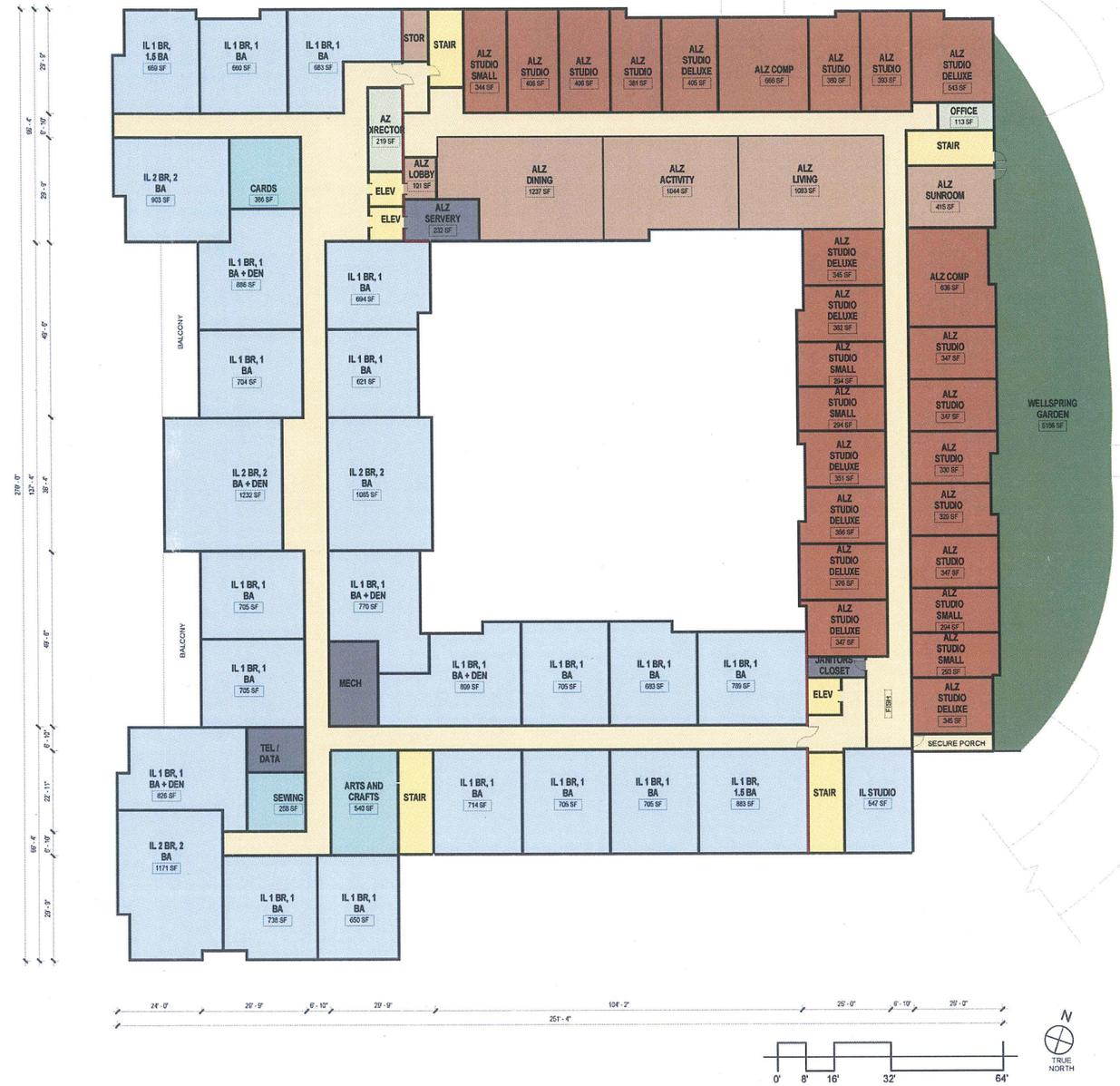
23 DEC 2014

JAL ARCHITECTURE & ENGINEERING P.C.

Department Legend

- AL COMMON GARDEN
- ALZ
- AZ COMMON
- B.O.H.
- CIRCULATION
- IL
- IL COMMON
- OFFICE
- VERTICAL CIRCULATION

ROOM SCHEDULE	
Department	ROOM NAME
AL	
AL	AL 1 BR
AL 1 BR: 12	
AL	AL 2 BR
AL 2 BR: 2	
AL	AL STUDIO
AL STUDIO: 9	
AL	AL STUDIO DELUXE
AL STUDIO DELUXE: 14	
AL	AL STUDIO SMALL
AL STUDIO SMALL: 2	
AL: 39	
ALZ	
ALZ	ALZ COMP
ALZ COMP: 2	
ALZ	ALZ STUDIO
ALZ STUDIO: 10	
ALZ	ALZ STUDIO DELUXE
ALZ STUDIO DELUXE: 9	
ALZ	ALZ STUDIO SMALL
ALZ STUDIO SMALL: 5	
ALZ: 26	
IL	
IL	IL 1 BR, 1 BA
IL 1 BR, 1 BA: 44	
IL	IL 1 BR, 1 BA + DEN
IL 1 BR, 1 BA + DEN: 13	
IL	IL 1 BR, 1.5 BA
IL 1 BR, 1.5 BA: 8	
IL	IL 2 BR, 2 BA
IL 2 BR, 2 BA: 7	
IL	IL 2 BR, 2 BA + DEN
IL 2 BR, 2 BA + DEN: 5	
IL	IL STUDIO
IL STUDIO: 8	
IL: 85	
Grand total: 150	



IRVINGTON BRIGHTVIEW SENIOR LIVING

THIRD FLOOR PLAN

23 DEC 2012

JAL ARCHITECTURE & ENGINEERING P.C.

Department Legend

- AL
- AL COMMON
- B.O.H.
- CIRCULATION
- IL
- VERTICAL CIRCULATION

ROOM SCHEDULE	
Department	ROOM NAME
AL	
AL	AL 1 BR
AL 1 BR: 12	
AL	AL 2 BR
AL 2 BR: 2	
AL	AL STUDIO
AL STUDIO: 9	
AL	AL STUDIO DELUXE
AL STUDIO DELUXE: 14	
AL	AL STUDIO SMALL
AL STUDIO SMALL: 2	
AL: 39	
ALZ	
ALZ	ALZ COMP
ALZ COMP: 2	
ALZ	ALZ STUDIO
ALZ STUDIO: 10	
ALZ	ALZ STUDIO DELUXE
ALZ STUDIO DELUXE: 9	
ALZ	ALZ STUDIO SMALL
ALZ STUDIO SMALL: 5	
ALZ: 26	
IL	
IL	IL 1 BR, 1 BA
IL 1 BR, 1 BA: 44	
IL	IL 1 BR, 1 BA + DEN
IL 1 BR, 1 BA + DEN: 13	
IL	IL 1 BR, 1.5 BA
IL 1 BR, 1.5 BA: 8	
IL	IL 2 BR, 2 BA
IL 2 BR, 2 BA: 7	
IL	IL 2 BR, 2 BA + DEN
IL 2 BR, 2 BA + DEN: 5	
IL	IL STUDIO
IL STUDIO: 8	
IL: 85	
Grand total: 150	

IRVINGTON BRIGHTVIEW SENIOR LIVING

FOURTH FLOOR PLAN

23 DEC 2014

JAL ARCHITECTURE & ENGINEERING P.C.

IRVINGTON
BRIGHTVIEW
SENIOR LIVING

EXTERIOR ELEVATION

23 DEC 2014

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Index No. *Year 20*

VILLAGE OF IRVINGTON: BOARD OF TRUSTEES
WESTCHESTER COUNTY: STATE OF NEW YORK

In the Matter of the Application of

SHELTER DEVELOPMENT, LLC,

For an Amendment to the Zoning Ordinance of the Village of Irvington Pursuant to Section 224-99 of the Irvington Code

VERIFIED PETITION

ZARIN & STEINMETZ

Attorney(s) for

Petitioner

81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601
(914) 682-7800

Pursuant to 22 NYCRR 130-1.1-a, the undersigned, an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief and reasonable inquiry, (1) the contentions contained in the annexed document are not frivolous and that (2) if the annexed document is an initiating pleading, (i) the matter was not obtained through illegal conduct, or that if it was, the attorney or other persons responsible for the illegal conduct are not participating in the matter or sharing in any fee earned therefrom and that (ii) if the matter involves potential claims for personal injury or wrongful death, the matter was not obtained in violation of 22 NYCRR 1200.41-a.

Dated: ..... Signature .....

Print Signer's Name.....

Service of a copy of the within *is hereby admitted.*

Dated:

.....
Attorney(s) for

PLEASE TAKE NOTICE

Check Applicable Box

☐ NOTICE OF ENTRY *that the within is a (certified) true copy of a entered in the office of the clerk of the within-named Court on* *20*

☐ NOTICE OF SETTLEMENT *that an Order of which the within is a true copy will be presented for settlement to the Hon.* *, one of the judges of the within-named Court, at on* *20* *, at* *M.*

Dated:

ZARIN & STEINMETZ

Attorney(s) for

81 MAIN STREET
SUITE 415
WHITE PLAINS, NEW YORK 10601
(914) 682-7800

To: