

Larry Schopfer

From: Alex McLawhorn
Sent: Wednesday, March 28, 2018 10:00 PM
To: Brian Smith; Larry Schopfer; Nicholas Moore
Subject: Comprehensive Plan - Action Item B2: OPPOSED

Dear Mayor Smith and Mr. Schopfer:

My name is Alexander McLawhorn. My wife, Anne, our two small children, and I moved out of New York City to 47 Ardsley Avenue West approximately one year ago.

I work in Manhattan and in Connecticut. When our family grew to four, we began searching for a house in a quiet, friendly neighborhood that fit our values and was close to both my work locations. We looked in several towns in Connecticut and eastern Westchester, but nothing "spoke" to us. My wife grew up in Ardsley Park. Over the years of our relationship, we spent many holidays and weekends there. During our search for a home, it dawned upon us that there is no place as special as Ardsley Park, and it happens to be ideally located, too. We were fortunate enough to find a house in this neighborhood that we loved and can hopefully call home for decades.

Rather unfortunately, since we have moved in, there have been repeated proposals put forth at the town level that threaten to erode the character and value of Ardsley Park: commercialization of the Ardsley-on-Hudson train station, commercialization of private homes, and permission of short term rentals in private homes. I have attended each of the Board meetings in which these items were discussed, I have spoken at several of them, and I have to say that I feel like I am fighting a war of attrition.

Further, we have also registered numerous complaints about speeding through our neighborhood and disregard for stop signs. Anne went to the Police Station twice to register complaints in this regard. I have complained publicly about a frequent transgressor of these offenses: Mercy College Vans. Anne emailed video proof that one of these vans does not stop at a stop sign at the Aqueduct crossing. I sent a detailed email about my concerns to the traffic calming committee. I have not received a response to any of these communications, and nothing has been done to improve these conditions.

I hope my concerns here will be heard and considered seriously.

For the record, we are most vehemently opposed TO ANY AND ALL PROPOSALS, past, present and future, that might threaten the preservation of our quiet, residential neighborhood. We moved out of New York City to enjoy a better quality of life. We moved out of New York City to be away from short term rentals, noisy event spaces, bars, and busy streets. We moved out of New York City so that our children could enjoy the peaceful, safe neighborhood my wife enjoyed as a child.

Now, allow us to make a few comments about tonight's meeting and the proposals to permit short-term home occupations in residential districts and special events in historically and/or architecturally significant residences.

- 1) We are strongly against these proposals.
- 2) We disagree with the Board's using the results of a survey that only 114 of approximately 6,500 residents responded to as support for these proposals. I'm not a statistician, but I am a physician and scientist. A less than 2% sample is hardly representative of the entire Village. My supposition is that there is a heavy selection bias affecting survey respondents. It is frankly ridiculous to make any conclusions about the true opinions of Irvington's residents based on this sample. Further, the opinions that matter are of those who would be most directly impacted by these changes — those living in and around historic residences. Here, we echo the opinion of APPOA: It is inconceivable that the Village of Irvington would amend its zoning code to benefit a small number of residents and disadvantage all of those residents living in their vicinity.

- 3) Of the letters presented tonight, all but two were in opposed to these proposals. The two in favor were from owners of historic properties that would directly benefit from the proposals passing.

- 4) No one who spoke at the meeting tonight was in favor of the proposed changes.

Therefore, we cannot imagine a reasonable rationale that would lead the Board to move forward with these amendments.

Regards,

Alexander McLawhorn
47 Ardsley Avenue West

Larry Schopfer

From: Hargraves, Daniel
Sent: Tuesday, April 10, 2018 10:16 AM
To: Larry Schopfer
Cc: Nicholas Moore
Subject: Irvington's Draft Comprehensive Plan

Mr. Schopfer:

Can you please forward this email on to Mayor Smith and the Board of Trustees and ask them to have it entered into the record.

As an owner of a house in Ardsley Park, I am very concerned about the proposed legislation permitting short term rentals of properties via websites such as AirBnB and VRBO. Ardsley Park was designed and built in the 1920s as one of the first suburban communities outside of NYC. Most of the houses were built early in the 19th century as large, rambling, multi-floored homes. These old houses pose challenges and risks when operating like hotels. Putting aside other objections to the proposed law, I consider the Village is taking on too great a responsibility and risk in ensuring this community's health and safety if such use is permitted. Full consideration also needs to be given to the Village's potential liability should such legislation be adopted as well as the increased cost to the Village of additional inspections and enforcement actions.

Specifically, the safety and health concerns that come to mind include the following:

1. How many fire and carbon monoxide detectors are required to be in the house - and working?
2. Will sprinklers be required in the house?
3. How many exit doors are required to be accessible and free from hazards? How are exits to be clearly marked? Are exits required to be illuminated?
4. Are internal doors required to meet fire safety standards to prevent the spread of fire and smoke throughout the building?
5. Is smoking allowed inside the house? Are fireplaces allowed to be lit and, if so, how many fire extinguishers are required to be in the house? Where will they be placed and how will renters know how to use them?
6. If the property owner is prepared to allow an outdoor party at the property:
 - a. Are outdoor tents inspected? Who ensures they come down in a timely manner?
 - b. Are portable toilets allowed and, if so, how many?
7. How many parking spots are required? Where is off-site parking allowed? Who will monitor?
8. Who will monitor noise? Will there be fines if there are violations?
9. What are the occupancy limits? Does that differ for those who sleep or visit? Are pets allowed? How will that be monitored?

10. If the property owner is prepared to allow functions such as weddings where alcohol is served, is a liquor license required?
11. Does the homeowner need special event and general liability insurance? How will such be enforced to ensure such insurance is current?
12. Will the Village impose any local taxes or transient occupancy taxes? Will the Village require the owner to apply for and obtain a business license?

If the Village is prepare to allow residential properties to be run as commercial enterprises, all the above questions must be discussed and answered.

The Village also needs to consider the potential liability for allowing such commercial activity in residences not set up for that purpose. By failing to do so, the Village is opening itself up to myriad potential lawsuits. For example, if a property is rented for a wedding and a fire breaks out, it can be guaranteed that plaintiffs' lawyers will be looking to the Village to pay any damages that the property owner cannot. I do not make this last statement lightly. I have spent nearly 35 years as a lawyer litigating liability and insurance disputes and am fully aware of actions the plaintiffs' bar has pursued against towns and villages in obtaining recovery for their clients.

For a Village of 6,000+ people run by a small volunteer BOT who employ an already overworked Building Department and have a volunteer fire department and paramedics, we do not have the manpower or resources to go down this road. If this legislation passes, it will expose the Village to unnecessary risk, liability and potential lawsuits. This proposed legislation should be rejected.

Thank you for considering this submission.

Daniel Hargraves
28 Washington Avenue
Irvington



George Latimer
County Executive

County Planning Board

April 10, 2018

Larry Schopfer, Village Administrator
Village of Irvington Village Hall
85 Main Street
Irvington, NY 10533

**Subject: Referral File No. IRV 18-001 – Village of Irvington 2018 Comprehensive Plan Update
Draft Generic Environmental Impact Statement**

Dear Mr. Schopfer:

The Westchester County Planning Board has received a draft copy of the *Village of Irvington 2018 Comprehensive Plan Update*, dated March 2018. We have also received a draft generic environmental impact statement (GEIS), prepared pursuant to the NYS Environmental Quality Review Act (SEQR), dated March 2018.

The proposed Comprehensive Plan is an update of the Village's current plan, which was adopted in 2003. According to the plan document, many of the implementation measures specified in the 2003 plan have already been acted on by the Village. The plan update seeks to build upon the existing plan to guide and promote responsible development in targeted areas of the Village as well as modernize certain Village Code provisions.

The planning process discussed in the plan included four workgroups focusing on the Broadway corridor, downtown, code modernization and historic resources. The Comprehensive Plan process also included a number of public meetings as well as ten survey questions open to the public to provide input to help shape the plan.

The plan's final recommendations are grouped into seven areas of focus:

- A. Future Development of the Broadway Corridor,
- B. Modernizing the Zoning Code to Reflect 21st-Century Trends,
- C. Updating the Zoning Code to Be More Environmentally Sensitive,
- D. Optimizing the Use of Village-Owned Property,
- E. Protecting the Character and Scale of the Main Street Area,
- F. Alleviating Parking Issues in the Downtown, and
- G. Preserving and Enhancing the Historic Character of the Village.

We have reviewed the Comprehensive Plan Update under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we commend the Village for taking this step to update this important document. We find the plan's recommendations to be generally consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995.

While we have no comments on the draft GEIS, we offer the following comments on specific aspects of the Comprehensive Plan for the Village's consideration:

1. **Need for sidewalks on Broadway.** We commend the Village for recognizing the development potential of the large lots on the east side of Broadway, north of Strawberry Lane, while at the same time noting the planning concerns in this area, such as the desire to maintain the character of this area as well as provide for sidewalks where they are needed.

While the plan documents the potential difficulties of providing sidewalks along the east side of Broadway in this area, we are concerned that the development potential of some of these large lots may necessitate the provision of sidewalks, and we encourage the Village to take a stronger approach towards ensuring sidewalks and appropriate crosswalks are provided if changes in use or any re-development occurs on these properties.

For example, in 2016 the Village considered zoning amendments to allow a 150-unit assisted and independent living facility at 88-90 North Broadway. At that time, we noted that the change in use on the site could increase Bee-Line bus ridership to the site, which has no sidewalk along its frontage. All bus riders travelling to the site would have been required to cross Broadway without the aid of a crosswalk to access the sidewalks on the west side of the street to get to their destinations.

If similar changes in land uses are envisioned for this area, it may be imperative to implement sidewalks and crosswalks to get bus passengers safely to the sites along this roadway. Since Broadway is a State road, we also recommend the Village consider preparing a non-motorized transportation plan for this corridor that can be shared with the NYS Department of Transportation (NYS DOT). This would ensure that future improvements made to Broadway by NYS DOT can include the non-motorized facilities the Village has identified as necessary.

2. **Bed-and-breakfasts and short-term rentals.** The Comprehensive Plan contains recommendations for amending the Village Code and Zoning Ordinance to permit and regulate both traditional bed-and-breakfasts as well as short-term rentals, such as AirBNB. We commend the Village for undertaking this effort as we believe it to be one of the first times a municipality has attempted to regulate short-term rentals in Westchester County.

With respect to bed-and-breakfasts, the Comprehensive Plan recommends permitting these uses only along Main Street and Broadway by special permit and specifies that "a key requirement of the special permit should be that adequate parking be available". While we concur that parking is an important

aspect of bed-and-breakfast operation, we recommend that the Village allow for some flexibility for siting and parking out of concern that the area limitations and parking requirement may prevent sites that would otherwise be ideal for bed-and-breakfasts from being converted to that use. For example, sites that are closer to the Irvington train station may benefit from that proximity by having a higher number of customers arriving by train. We point out that most listings for bed-and-breakfasts (as well as short-term rentals) prominently note their close proximity to train stations if such proximity exists, and they are often patronized by those who are specifically seeking to access them via train. Perhaps in these cases, fewer parking spaces may be needed.

3. **Bicycle parking.** The Comprehensive Plan generally calls for more bike racks to be “installed at various locations in the Village.” While we are generally supportive of expanding bicycle parking, we encourage the Village to also consider if a bicycle parking ordinance would help the Village achieve this goal. We note that locally, the City of New Rochelle and the Village of New Paltz have both enacted bicycle parking ordinances, which have increased the supply of bicycle parking in each municipality, paid for – in part – by applicants seeking site plan approvals.

4. **Special events in historic residences.** The Comprehensive Plan recommends that “special events, such as weddings, fundraising events, tours, and lectures, should be permitted, by special permit, in formally designated historically and/or architecturally significant residences” to help the owners of these residences offset the costs of maintaining these structures. We agree with this concept, although the Village may want to consider applying certain minimum building sizes or lot sizes for certain types of events.

In addition to special events, we also recommend the Comprehensive Plan include film shoots and other similar television and movie production activities as part of this special events provision due to the robust activity this industry has experienced in Westchester in recent years. We encourage the Village to reach out to the County Office of Tourism and Film for assistance on this matter.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Norma V. Drummond
Acting Commissioner

NVD/LH

cc: Natasha Caputo, Director, County Office of Tourism and Film

Larry Schopfer

From: Tammie ·
Sent: Monday, April 9, 2018 6:10 PM
To: Larry Schopfer
Cc: Tom Cecere
Subject: Parking lot on Ferris

To Whom It May Concern,

Hi my name is Thomas Cecere and I have lived on 25 North Ferris for 52 years. All the residents are very upset with the proposed property that the village wants to take from the school and make a parking lot. The property was given to the school for school use only and not to be sold or changed. It saddens me that a town that is trying to make green spaces would take a green space in residential area and turn it into a parking lot. I also think that our homes in the middle of a historic area would lose value and be unsellable. Ferris street is a dead end street that cannot handle traffic with cars coming in and out looking for parking.

Historically the village has vetoed suggested parking lots being built on residential side streets; Sunnyside Bank had to build their lot off of Main St. instead of going through Dutcher St. There are no parking lots on a dead end street in Irvington. The safety of the many children on our street will be comprised and this is unacceptable to us as a community. Furthermore the increase in traffic will be a safety concern to all of the children who walk to Main Street School and have to cross Ferris St.

Our street was just made a dead end street due to the dangerous and speedy cars that used our street as a thoroughfare. Why would you now propose to increase the traffic again and risk the safety of our children?

I will be calling your office to make an appointment to discuss this further.

Sincerely,
Thomas Cecere.

Sent from my iPhone

Sent from my iPhone

Larry Schopfer

From: Luke Cecere
Sent: Monday, April 9, 2018 6:24 PM
To: Larry Schopfer
Cc: Mom Cecere
Subject: Ferris St parking

Dear Larry schopfer

It has come to my attention that a parking lot is going to be built on my street. I find this unacceptable because this is a major safety risk go the kids who cross North Ferris street every day. With all the cars coming and going crossing the street could be a huge safety risk. Another negative affect. If a kid gets hit by a car you could not only get sued but attract a lot of negative publicity.

From
Luke Cecere a sixth grader in the Irvington middle school.

Sent from my iPhone

HARRIS BEACH PLLC

ATTORNEYS AT LAW

445 HAMILTON AVENUE
SUITE 1206
WHITE PLAINS, NEW YORK 10601
(914) 683-1200

LINO SCIARRETTA
OF COUNSEL
DIRECT: (914) 298-3011
FAX: (914) 683-1210
LSCIARRETTA@HARRISBEACH.COM

Via Email:

bsmith@irvingtonny.gov

lloky@irvingtonny.gov

mgilliland@irvingtonny.gov

ckehoe@irvingtonny.gov

jsilverberg@irvingtonny.gov

April 10, 2018

Mayor Brian C. Smith and Members of the Board of Trustees
Irvington Village Hall
85 Main Street
Irvington, NY 10533

**Re: 2018 Comprehensive Plan Update (the "Update")
Development of Broadway Corridor**

Dear Mayor Smith and Members of the Board of Trustees:

This firm represents KEF Holdings LLC ("KEF"), the owners of properties located at 88-94 North Broadway, Irvington, NY (collectively, the "Property").¹ We write to specifically comment on that part of the Update concerning the Broadway Corridor and request that the Village Board give thoughtful consideration to the Update and subsequent enactment of local laws in furtherance of same. We ask that this letter be acknowledged by the Village Board and made part of the official record in this matter.

In reviewing the Update, we applaud the Village Board and the Comprehensive Plan Committee ("CPC") for the recommendations offered as proposed permitted uses for the Broadway Corridor: specifically, multi-family residential (including single-family attached, but clustered in order to maximize open space), assisted living facilities (of a fixed density), office, research and design, art galleries, municipal uses, museums, schools, private clubs, boutique hotels, bed and breakfasts and restaurants. Update at p. 25.

KEF is in favor of those recommendations and would hope that the Village Board enact a new zoning district that would permit those uses. However, we do take exception with the

¹ While there are several buildings located on Property, the Update specifically refers to "the big white house" located at 88 North Broadway. KEF purchased the Property from the Carrafiello family, who had owned the Property since the early 1970s.

recommendation in the Update that “permitted uses should not include... medical offices or facilities.” Update at p. 25. We believe that such a blanket prohibition is too general and fails to take into the account the nature of “medical” uses in the 21st century. To that end, we have a few comments to offer the Board which we hope will clarify this recommendation and result in a more comprehensive zoning district.

Background

First, as the Board is aware, the Property is located in an R-40 zoning district but operates under a use variance granted by the Village Zoning Board of Appeals in 1979 (the “Use Variance”). The Use Variance permits the Property to be used “for multi-tenant general business/office use and any use incidental thereto.” The Use Variance also contains “condition six (6)” that states: “No laboratory (research or otherwise) shall be permitted which may cause offensive noises, gases, fumes, odors or vibrations *beyond the boundaries of its parcel.*” (emphasis added). In other words, laboratories (research or otherwise) are permitted provided offensive noises, gases, fumes, odors or vibrations do not go beyond the boundaries of the parcel. The Use Variance runs with the land and cannot be abrogated by the Village Board. *Matter of St. Onge v. Donovan*, 71 N.Y.2d 507 (1988).

Since 1979, the Village has upzoned the Property’s underlying residential zoning district at least three times, with the last upzoning to R-40 occurring in 2013. As noted in the Update, the 2003 Comprehensive Plan was “prepared against a backdrop of significant development pressure.” Update at p. 1. Upzoning was a method used by the Village Board to reduce the density of potential development on those large tracts of land along the Broadway Corridor.

To date, the Property is still being utilized as a general business/office use. In that regard, should a medical office tenant seek to lease the Property today, it is our view that such a tenant would be permitted by the Use Variance, given its broad scope.

Medical Offices Recommendation

Notwithstanding the nature of the Use Variance and its applicability, we believe that any new zoning district should permit certain “medical offices” which would be in keeping with the stated goals of the Update. An outright prohibition of “medical offices” fails to take into account the nature of medical offices today. For example, medical administrative and back-office positions, such as the Montefiore Medical offices located on the former Kraft Foods site in the Village of Tarrytown, would be consistent with the Update and the historic and current uses of the Property. Furthermore, certain medical practices, which are already permitted as accessory home occupations in Village Code § 224-8(B), such as physicians, surgeons, and therapists, should also be permitted. In that regard, cardiologists (who are also at the Tarrytown Montefiore facility), chiropractors, endocrinologists, to name but a few specialized areas, should all be permitted in any new Broadway Corridor zoning district. These types of specialized medical offices are low impact, low traffic, and are positive uses for the community.

To the extent the Village Board seeks to prohibit “medical offices,” we believe that such a prohibition should be specifically directed to those medical uses referred to as “urgent care” or “immediate care” facilities which provide emergency room type services. Those types of facilities provide acute injury and illness care as another alternative to local hospital emergency

rooms. Further, those facilities generally offer walk-in medical treatment, sometimes 24 hours a day, seven days a week, or typically offer extended hours, 365 days a year (including most holidays). Often times, urgent care facilities treat situations requiring medical attention outside normal business hours.

We suggest that the Update be amended to narrow the medical office prohibition to mean medical offices such as urgent or immediate care facilities that offer 24-hour, ER-type care. We agree with the Village Board and CPC that those types of medical offices would not be consistent with the historic and present uses of the Broadway Corridor.

Lastly, the Update states the "Broadway corridor *should remain as it is developed now*, that is, with a mix of residential, commercial and institutional uses, and with the large properties retaining their deep setbacks and open landscapes." Update at p. 25 (emphasis added). However, the Update also states that a new zoning district be created, "perhaps Multi-Family/Commercial/Institutional." *Id.* This inconsistency begs the question: if the corridor "should remain as it is developed now," how will new, potential uses such as assisted living or multi-family be developed if the status quo is to remain?

The Update and GEIS should address that issue. For instance, if the Village Board would genuinely like to create a new zoning district for the Broadway Corridor, then a degree of flexibility should be set forth in the new zoning code's density and bulk regulations to allow for smart and creative development of the Property and others along the corridor. To that end, the density and bulk requirements of a new zoning district should be commensurate with the size of the property. Keeping the corridor "as it is developed now" may not foster the permitted uses recommended by the CPC. Accordingly, we ask for further clarification of this issue before the Update and GEIS are finalized.

We look forward to working with the Board as it continues through this process and ask that we be kept informed of any further hearings or proposed legislation. We appreciate the opportunity to submit this letter as part of the record in this matter.

Very truly yours,



Lino J. Sciarretta

cc: Mr. Benjamin Lefkowitz (via email)
Mr. Isaac Lefkowitz (via email)
Mr. Lawrence Schopfer (via email lschopfer@irvingtonny.gov)
Marianne Stecich, Esq. (via email masjeb@aol.com)

Larry Schopfer

From: Scott Sykes
Sent: Tuesday, April 10, 2018 4:37 PM
To: Brian Smith; Connie Kehoe; Janice Silverberg; Larry Lonky; Mark Gilliland
Cc: Larry Schopfer; Ed Marron; Karen Buccheri; Marianne Stecich; Mai Spurlock Sykes
Subject: Rental of Historic Homes
Attachments: 18Apr_2 Clifton presence on social media fin.pdf

Dear Mayor Smith and Members of the Board of Trustees,

Further to our letter of March 16, 2018 objecting to the Village's proposed changes to the Village Code allowing for short term rentals of historic homes, we have prepared the attached document dated April 10, 2018 that we would like to be included in the record.

As we indicated in our letter and at the hearing on March 28, our neighbor has used his historic house at 2 Clifton Place since 2016 as commercial event space and has listed his house on Airbnb, VRBO and HomeAway. To our knowledge, he also has retained a party planner to book special events, such as weddings. We have complained about the frequency of the events, the number of guests, the loud music and noise emanating from his house and the late nights. We have had his renters trespass on our property, leave garbage on our lawn and park in our driveway. The noise was at its worst during the summer months and we are very concerned that more is yet to come.

We took a look at the social media presence of 2 Clifton Place online and pulled selected excerpts for you to review. As you can see from the attached, as of March 20, 2018, the house has been **booked 71 days**, including most weekends, through the end of July 2018. On Airbnb, the nightly rental in July is \$6,490, plus cleaning (\$600) and service (\$383) fees. There are over 25 "positive" reviews, including one from December 2016 that states, "it is run more like a resort than a standard Airbnb residence." One recent guest who stayed this past January said that they cannot wait to return this summer "to have a warm weather experience."

All of these events have been held at our expense. My neighbors and I have complained but to our surprise and disappointment, the Village has struggled with enforcement. We urge you not to change the Village Code to permit more of these types of rentals. Instead, focus your time and energy on stopping the non-permitted ones that are going on now. Our Village leaders should seek ways to protect our neighborhood, not destroy it. We have experienced first hand the negative impact on the quiet enjoyment of our home and we ask you to take action that helps us, not those who seek to profit at our expense. Please review the attached document and direct the Building Department to shut down the use of 2 Clifton Place as commercial space.

Thank you,

Scott and Mai Sykes
3 Clifton Place

2 Clifton Place as Used as an Event Space

as of 4/10/2018

As listed on AirBnB, VRBO, Homeaway and other sites



Front driveway view



Book Online or call HomeAway Booking Assistance +44-800-085-3815

£2,271
avg/night

Enter dates for accurate pricing

Arrive Depart

Guests (required)

24 hour confirmation

Request to Book

Ask Owner a Question

Magnificent Historic Villa 30 minutes from midtown NYC

Details



House
16,000 sq ft



People
24



Bedrooms
10



Bathrooms
9



Minimum Stay
1 - 6 nights

About the property

Villa Nuits - former home of John Jacob Astor

Villa Nuits, (aka NuitsonHudson), is a landmarked historic property set on 5 private acres overlooking the Hudson River 30 minutes from midtown NYC.

Villa Nuits, built in 1852, but fully modernized in 2000, has been recognized as one of the finest examples of Italianate revival architecture in the US.

The home includes 6 master bedroom suites, 5 additional large bedrooms, multiple common area entertaining options, indoors and outdoors, a swimming pool, multiple porches and decks, and nearby access to tennis and golf. Villa Nuits is 5 minutes' walk from the Hudson Line, with direct service to Grand Central Terminal.

Owner



Martin Dolan
Member since: 2018

Ask Owner a Question

Speaks English, French, Albanian
Response time: Within a few hours
Response rate: 100%
Calendar last updated: 9 April, 2018

House Rules

Check-in time is flexible
Check out by 2PM
Self check-in with lockbox, front desk/doorperson

House Rules do not prohibit "loud noise" before 11pm

Zoning requires no loud noise after 11 pm.

About Home

Summary

Voted one of the most luxurious homes in Westchester County, NY. Located 30 minutes from Midtown Manhattan, this gorgeous historical estate overlooks the Hudson River. Villa Nuits boasts 15,000sq feet of living space. Can sleep up to 26+ guests. All new amenities including fastest wi-fi, high-end chef's kitchen, multiple sitting rooms, a beautiful conservatory, on 5 acres of secluded land. Perfect for family reunions, gatherings and celebrations.

- Offered to sleep "26+ guests"
- Described as secluded despite location in our neighborhood.
- "All enquires" welcomed.

The space

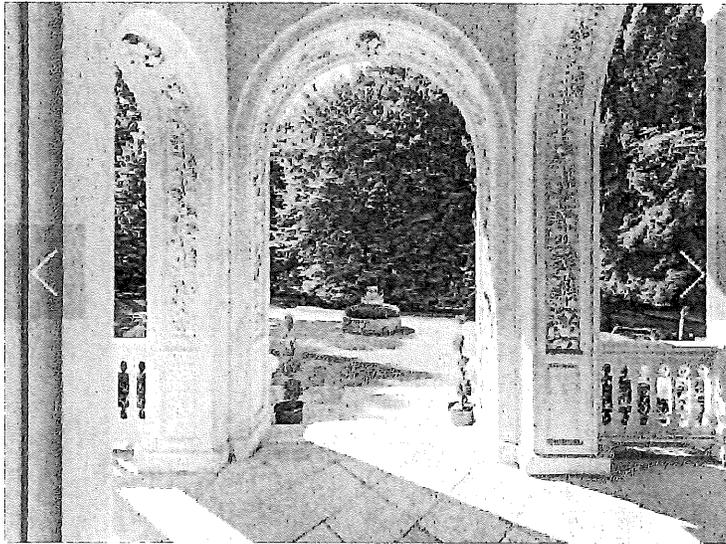
Historical landmarked mansion built in 1852. Having recently undergone comprehensive renovations, the home is completely updated with modern amenities, luxuriously appointed. Exercise room. Billiards parlour. Poker room. Conservatory. Dry sauna. 25 ft custom-built indoor shuffleboard. Ping pong table. Heated outdoor pool.

Guest access

Guests are supported by the owner who lives on site.

Other things to note

Villa Nuits is rented as a private residence. We welcome all enquiries.



Irvington House

RESPONSE RATE
100%

REPLY RATE
< 3 days

 View photos

Overview Amenities Location

Trendy General Event Space No Food Offered

Event Details

Fill out these details to find a space that's available.

Guests	Date ▾
Start Time ▾	Duration 3:00 hours ▾

Recommended Space

Please enter Event Details to see our recommendation.

All venue spaces

May affect availability and pricing

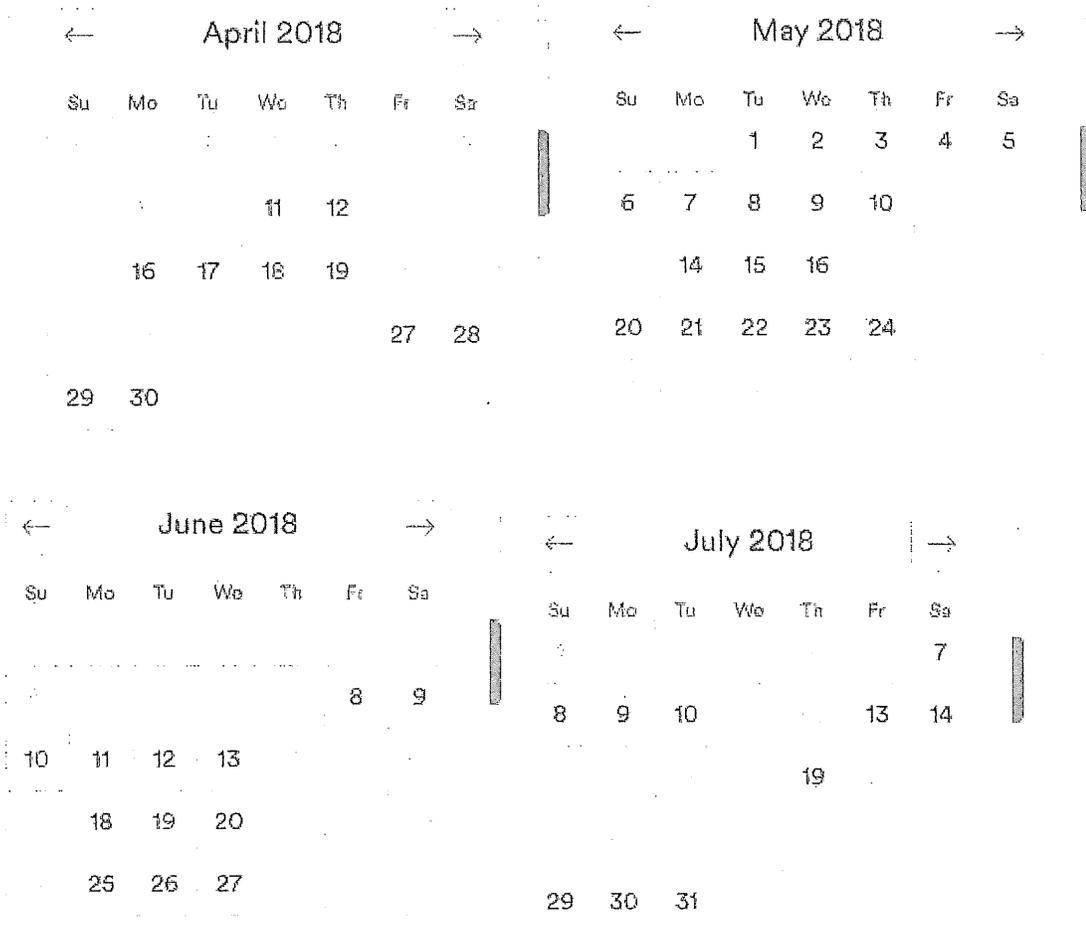
Mansion with all the amenities
250 standing

Listed capacity: 250 standing

Bookings Through July 2018

#1 AirBnB: <https://www.airbnb.com/rooms/15143174?location=Irvington%2C%20NY%2C%20United%20States>

- 73 days booked, 60% of totals days (so far)



#2 HomeAway: <https://www.homeaway.co.uk/p1257088vb>

- Property marketed globally

April 2018							May 2018						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

June 2018							July 2018						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

Book Online or call HomeAway Booking
Assistance +44-800-085-3815

£5,007
per night

Your dates are Available!

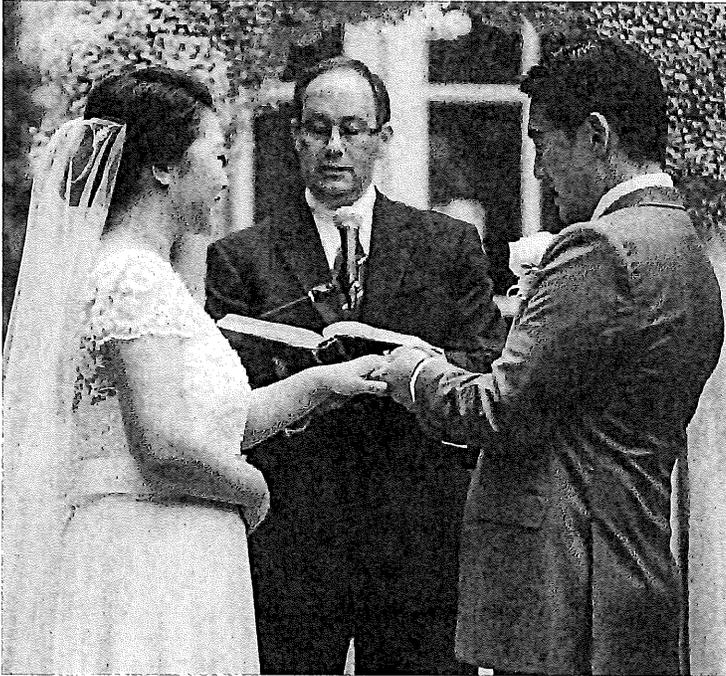
08/07/2018 09/07/2018

16 guests

Total £5,007.12

Some Links of Weddings at 2 Clifton

<http://weddingsbyhanel.com/vila-nuits-wedding/>



Microphone



Nighttime party

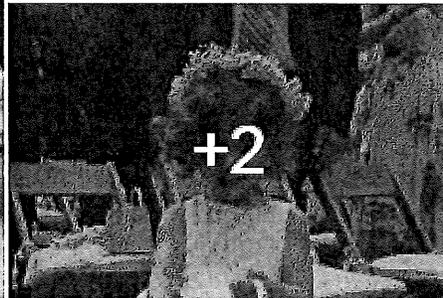
Sampling of Facebook Posts



MG Drake added 6 new photos — at **Nuits** (Irvington, New York).

August 13, 2017 · Irvington, NY · 🌳

An amazing wedding. So happy to have an amazing Brother in law, and Colleen you pick an amazing husband! @beans1020 and @thnley21





Roy Schweiger is at ♀ Nuits (Irvington, New York).

August 3, 2017 · Instagram · 🌐

Throwing it 🏊

Water zone 🌊

@andynyck25

@_bradw_official

@newheartnyc ... See More



👍 25

1 Comment



naitsonhudson • Follow
Villa Nuits

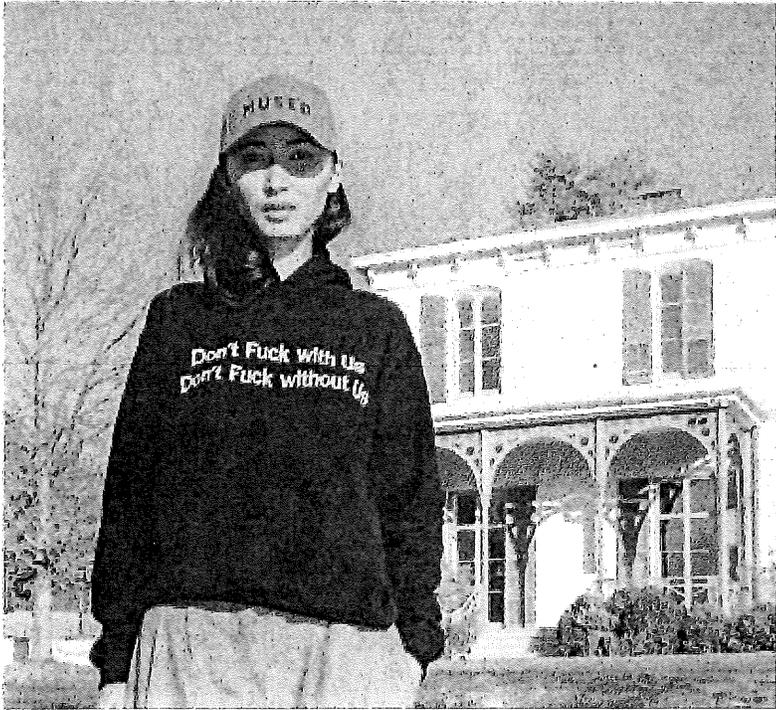
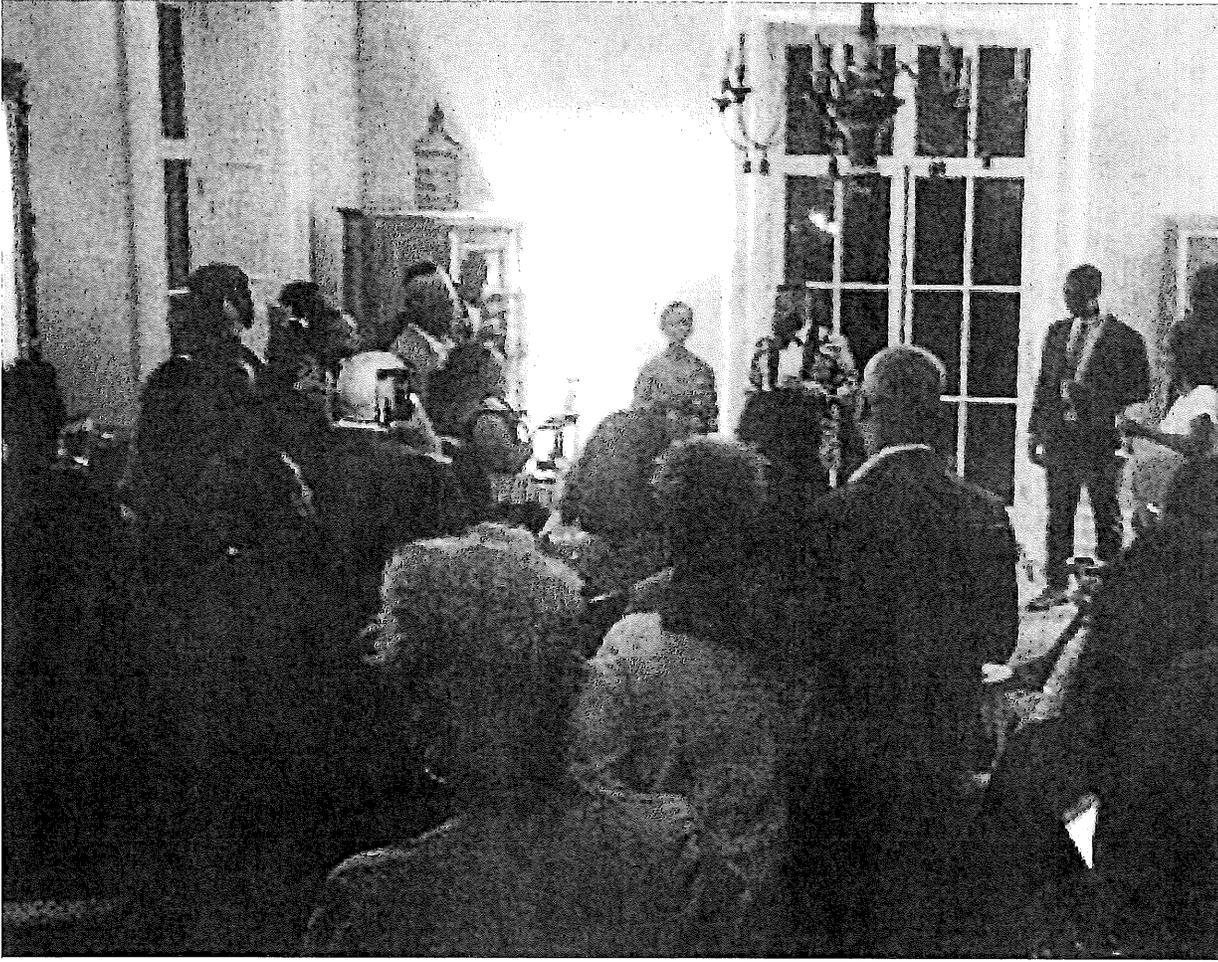
naitsonhudson #weekendget
#photoshoot by @5thphvse



30 likes

DECEMBER 29, 2016

Add a comment...



nultsonhudson • Follow
Nults (Irvington, New York)

nultsonhudson #photoshoot @_mused_
punh
mused



64 likes
OCT 12, 2017





Melissa Dilger Ditella is with Luke Allan at 📍 Nuits (Irvington, New York).

August 1, 2017 · Irvington, NY · 🍷

To all of those who made this #VillaNoir weekend so special, thank you. There are still truly no words for how incredibly grateful we are to have such beautiful and amazing people in our lives. With every laugh, photo, hug, and champagne pop, each and every last detail is something the two of us will cherish for a lifetime to come. I can only begin to imagine what 11.11 will bring! ❤️





Tonya Blake added 38 new photos — with Hannah Chupp and 3 others at [Villa Nuits \(Irvington, New York\)](#).

July 28, 2017 · Irvington, NY · 📍

Hannah's wedding in Irvington, NY in the beautiful Villa Nuits (Age of Innocence was filmed here).

Congratulations to Mr. and Mrs. Justin Chupp! And awesome job to Hannah's parents ... my BFF Serena and Husband John. They hosted an fabulous, gorgeous event! What a wonderful time we had! Thank you so very much! I love y'all! 📸❤️



Microphone



Loren Ashley is with Hunter Garcia and 2 others at Nuits (Irvington, New York).

July 26, 2017 · Irvington, NY · 🌐

**

Wedding in New York 📍



Eduardo Ramirez Djwinnerz added 6 new photos — at Nuits (Irvington, New York).

June 27, 2017 · Irvington, NY · 🌐

Bueno hoy marte lindo dia y bueno nos toco trabajar en una bonita boda con la gente de Guadalajara hoy al aire libre bueno con chofer Esteban Tapia Sonido Yenyere y no te confundas DJ WINNERZ Eduardo ramirez

Well today mars nice day and good we play work in a nice wedding with the people of Guadalajara today in the open air good with driver Esteban Tapia Sonido Yenyere and don't confuse you dj winnerz Eduardo Ramirez

Google translation

Sample Weekend Schedule at 2 Clifton: dinner 3 nights in a row, noise all day

<https://www.theknot.com/us/katharine-wyatt-and-henry-cundill-aug-2017/details>

The Venue

Villa Nuit Mansion, August 17th-20th

48 Hudson Road West, Irvington, NY 10533, United States

We are beyond thrilled that our families can join us to celebrate in August at this beautiful home on the Hudson River! It means the world to us that you will all be there and we promise to make it a special and unforgettable weekend.

Villa Nuit mansion is a historical landmark built in 1852. Having recently undergone millions in renovations, the home is completely updated with a heated outdoor pool, conservatory, billiards parlour, poker room, indoor shuffleboard, ping pong table, exercise room and dry sauna. It sits on 5 acres of beautiful grounds with views of the Hudson.

Schedule of Events

Thursday 17th

Please plan to arrive by 6:30pm. We will have refreshments flowing by 5:30 and a special welcome dinner for everyone at 6:30. Casual attire.

Check in is at 5pm if anyone would like to arrive earlier (We have requested an earlier check in but won't know if that's possible until closer to the date).

Friday 18th

This will be a fun filled day including swimming and hanging by the pool, yard games, ping pong tournaments, barbecuing, pool and cards. We provided information on nearby activities for anyone who would like to venture out for part or most of the day.

Please arrive home for dinner by 6:30pm. We will have a cocktail hour before for whoever wants to partake. Casual attire.

Saturday 19th

There will be a few options for activities including a hike along the Hudson River Trail, hiking, visiting the shops of Tarrytown and Dobbs Ferry, etc. Some will stay at the house and some will visit NYC. Everyone is free to do as they please until dinner.

This evening we will have a cocktail party at 5:30 and a more formal dinner at 6:30pm as it is the last night. Smart casual attire (shirts for guys ok - no jackets necessary)

Another website: www.ayenianour.com/udson-valley-wedding-anniversary/

Independent websites classifying 2 Clifton as an event space.

<http://nuitsonhudson.com/about-villa-nuits-on-hudson/>

About Villa Nuits on Hudson

Villa Nuits on Hudson was built and originally owned by Francis Cottenet, who immigrated in 1822 to the United States from France. Cottenet built an import-export business called Cottenet & Co that was based in New York City. With the success of the company, he decided to build a Villa on the Hudson River, in what is now the Ardsley-on-Hudson area. Francis contracted Detlef Lienau, a Europe born architect, to design the house for a 65 acre estate he owned.

The architect, Lienau, used French stone throughout Villa Nuits on Hudson, which has survived many remodels to date. After the villa was completed, Cottenet decided to expand the house and remodel a few years after completion, in the late 1850's. The expanded Villa Nuits was an impressive structure that could be seen by travelers up and down the Hudson River.

After Francis Cottenet passed away in 1884, it was purchased by Cyrus West Field, who was forced to part with it a short time later due to financial issues. His major contribution to Villa Nuits on Hudson was that he added deed restrictions that disallowed the property for being used for purposes, including industry, education or to be purchased by less than aboveboard individuals. As such, Villa Nuits has only been used as a residence to this day.

John Jacob Astor III purchased the property from Cyrus West Field, and lived there until he died. He spent a significant sum of money to improve the villa during that time. After Astor's death, the house was sold to Manhattan College, which was unable to use the property due to the restrictions on the deed. The college was then forced to sell the property to Amzi Lorenzo Barber, who sold off most of the acreage of the property to other individuals, resulting in Ardsley-on-Hudson being created.

Other notable individuals who have owned Villa Nuits on Hudson are Robert Hewitt, Jr., John Wiley, James Henry Schmelzel, and investment banker Martin W. Dolan. It has been restored multiple times, and is now being used as an even venue and rental.

REVIEWS

Homeaway.co.uk Reviews, through March 2018

Perfect setting for our corporate retreat!

★★★★★ 5 of 5

Came across this gorgeous listing when searching for a property to host our annual corporate retreat and I'm so glad we booked. We were a group of 22 and we didn't want to just stay at a hotel like we have in the past few years. It's not the easiest task to find a home like this that has the space needed and the luxurious amenities. The villa has many plush sitting areas where we had breakout sessions throughout the day. There was fantastic wi-fi coverage and dozens of smart TVs throughout the house. We ordered catering for breakfast, lunch and dinner and the food was phenomenal. After long hours of work, we broke out the wine and made ourselves right at home, playing shuffleboard, watching Netflix, listening to music on the great sound system, playing pool and poker... we never wanted to return to work the next day :(

The host was delightful and very accommodating and we are already in talks for booking our retreat here for the same time next year!

Review Submitted: 02-Oct-2017 Date of Stay: September 2017

Source: VRBO, from HomeAway

Owner's Response: Thanks Ann- can't wait to host your group again! ~J

Perfection

★★★★★ 5 of 5

The pictures do not do this property justice! It is STUNNING! And the location is absolutely amazing. The house is just steps away from the train that goes straight to grand central/nyc in 30 minutes. The train ride is lovely and picturesque; the train runs right along the Hudson, giving the rider access to gorgeous views. The house itself is wonderful. It has a cozy fireplace right when you walk through the door to welcome you. There is a beautiful conservatory room to relax in and enough bedrooms/bathrooms to accommodate over two dozen people. I stayed here in the summer and the pool was open- what a delight! There is a large deck for parties as well. The area itself is convenient too with plenty of restaurants and shops in nearby Dobbs Ferry and downtown Irvington. I highly recommend the Parlor and Red Hat for a bite to eat. I cannot wait to stay at Nuits again- what a great experience and property!

Review Submitted: 13-Dec-2017 Date of Stay: August 2017

Source: VRBO, from HomeAway

lived like a king for a weekend

★★★★★ 5 of 5

I booked this property for a family pre-holiday reunion and was very impressed. As other's have stated, the pictures just don't do the villa justice. It is even bigger than I anticipated and was more than adequate space for my party of 15. Hosts were very easy to work with with the payment process and check-in, there was lots to do and see in the nearby towns and everyone in my group (ages 6-72) really loved the house- we all felt like royalty. I would highly recommend the property if you get an opportunity to book it.

Review Submitted: 11-Dec-2017 Date of Stay: December 2017

Source: VRBO, from HomeAway

Woo-hoo wedding weekend!

★★★★★ 5 of 5

My fiancée and I were searching for the perfect place to host our fall wedding and we reached out to Jordan back in January with our needs. He set us up with a great package that allowed for us to have the Villa for a full weekend and he worked with the Tappan Hill Mansion in Tarrytown (10 minute drive from the Villa) where we held our ceremony on Saturday.

Tappan Hill was a gorgeous setting overlooking the Hudson River and alleviated any worries we had about potential bad weather. Tappan Hill was able to accommodate our 190 guests and the catering was fantastic. We had an intimate rehearsal dinner on Friday night underneath the awesome "umbrella tree" in the front of the Villa and then hosted a brunch in the conservatory room on Sunday with family and friends. We were able to comfortably sleep 27 in the house during our stay and we had such a fun and unforgettable experience. My wife and I are so glad to have found this property and we HIGHLY recommend it to others!

Review Submitted: 17-Oct-2017 Date of Stay: September 2017

Source: VRBO, from HomeAway

Better than the photos! Hard to beat this!

★★★★★ 5 of 5

We stayed here for a week with a large group of family and friends and loved every minute of it. The Villa was very spacious, extremely tidy, and we had everything we needed for our visit. We overpacked but in hindsight all we needed were clothes and a toothbrush. The location is perfect; we were along the Hudson River (gorgeous sunsets!!!) and close to town. We were able to spend our time hiking, exploring the cool villages like Sleepy Hollow, the great restaurant scene (check out The Cookery in Dobbs Ferry), and the rest of the time was spent enjoying the property with the expansive layout. With what seemed like an neverending array of well appointed rooms, we all had privacy and plenty of leisure space. My favorite area is the Conservatory sitting room which made me feel like a princess in a fairy tale. Our host, Jordan was great with his communication and setup our stay like a true concierge. We can't to book this property again!

Review Submitted: 25-Sep-2017 Date of Stay: August 2017

Source: VRBO, from HomeAway

Amazing Mansion- truly one of a kind find

★★★★★ 5 of 5

Stayed here with 13 relatives for a family reunion and loved every minute of it. Check-in was a breeze, we were shown around by the host and given a wonderful tour- this place is rich with great history! Sits on several acres overlooking the Hudson and even though it was frigid outside, the towering evergreens and the landscaping created a beautiful setting, particularly at sunset. The property transforms at night and all of the trees light up. In the summer, this place must be magical. My niece who stayed in our party just got engaged and wishes to hold her wedding here next year. Given the historical charm, the immense space, and the modern amenities, this listing deserves 5+ stars (and as a well-seasoned world traveller, I don't say that lightly... Can't wait to come back for the wedding!

Review Submitted: 13-Mar-2017 Date of Stay: March 2017

Source: VRBO, from HomeAway

Owner's Response: Thanks for staying Larry, it was a pleasure. Looking forward to hosting the wedding next year!

Phenomenal Property, outstanding hosts! Dying to come back soon!

★★★★★ 5 of 5

I don't usually take the time to write reviews but my booking at this estate warrants one... I decided to escape the madness of Trumpified tourists-plagued Holiday-time in Manhattan for an intimate overnight retreat for my fiancé and some of our close friends. I just wanted something cozy and unique and somehow stumbled across this magnificent listing. Our group of a dozen hopped on the MetroNorth from Grand Central and took a beautiful 35 minute train ride alongside the Hudson. For those who have never experienced this trek up the river at sunset, you need to pronto!

Once we got off at the station, we strolled up the hill for maybe a quarter of a mile and entered the secluded driveway to the estate. The pictures on this site simply do not do the mansion the justice it deserves... Usually properties look great online but then when you see them in person, you're left disenchanted. This place had the complete opposite effect on all of us. We honestly couldn't believe this house was for real. In fact, it felt surreal and fairytale-esque like it had been delivered straight out of a Disney movie. It had character, charm and amenities galore... After getting an extensive tour of the grounds, we were settled in by the host, who made sure we had everything we needed. He even gave us a bottle of vino left by previous guests- Thanks Jordan ;)

The mansion is expansive, it's a wandering maze where you can get lost. Every room is luxurious and you can see no expense was spared on any of the fine details, from the crown molding in the billiards room to the leaded glass in the conservatory, which is an awesome gathering room. The kitchen (there's 2) is terrific for cooking- I tried my hand at making lasagna for my crew and then we chilled out downstairs in the theater room and binged on WestWorld in between playing games of shuffleboard and ping pong. While the house is over 150 years old, it certainly didn't feel that way on the inside... We had adequate Wi-Fi coverage (I think there's a router in like every room, which is crazy) and my fiancé was in love with the water pressure in the master shower.

The list goes on and on as to why this property is truly remarkable. It made for a splendid and much needed retreat and my friends said I definitely lucked out with finding this gem. It is a special and versatile space I can see endless uses for it and am planning a company outing to be held here. I seriously can't wait to go back!

Review Submitted: 16-Dec-2016 Date of Stay: December 2016

Source: VRBO, from HomeAway

Beautiful home!

★★★★ 4 of 5

Stunning home! I sent a group here for a corporate offsite for 3 days. Plenty of space to host a group of 14.

There are an abundance of rooms (bedrooms, bathrooms, living rooms, two kitchens, large basement, etc.) so the group enjoyed hopping around to different rooms for various working sessions during their 3 day stay. The shuffle board table and fire place were a HUGE hit at night!

The location is extremely convenient for those who might not have a car - the Metro North train station is practically in the backyard and Uber is available for any other transportation needs. The house is nearby restaurants, grocery stores, liquor stores, and fun activities (check out the Ardsley Curling Club for a hilarious group activity).

Review Submitted: 08-Dec-2016 Date of Stay: November 2016

Source: VRBO, from HomeAway

AirBnB Reviews, through March 2018

"It is run more like a resort more than a standard air bnb residence", December 2016 review

25 Reviews ★ ★ ★ ★ ★

Q Search reviews

Accuracy	★ ★ ★ ★ ↓	Location	★ ★ ★ ★ ★
Communication	★ ★ ★ ★ ★	Check In	★ ★ ★ ★ ★
Cleanliness	★ ★ ★ ★ ★	Value	★ ★ ★ ★ ★



Amanda
March 2018

F

The home is absolutely stunning and unique. Martin was very responsive and accommodating. I would definitely recommend it.



Jeremy
March 2018

F

The house is amazing. Martin and Geovanni took great care of us, and were really flexible. Their recommendation on a caterer -- River City Grill -- was a huge hit (great, healthy food, easy to work with, and unobtrusive). Our group had a fantastic time, and I'm 100% sure we'll be back.



Scott
March 2018

F

A magical place for our group to spend the week. Martin was always very responsive and Geo, who was seemingly always available, was incredibly helpful doing everything from building fires in the fireplace to shopping for our food. Everyone loved it. Thank you.



Elizabeth
January 2018



Our group just stayed at Villa Nuits, it was a magical stay. The historic home is spacious, beautifully furnished, and extremely well equipped. My husband was the chef for us all and he had everything that he needed in the professional grade kitchen. We enjoyed watching the snow fall, outside was a winter wonderland, and inside.... we were all toasty and warm inside the home. Geovanni, the house manager, was there to help with anything we needed... including lighting the fireplace. I highly recommend Martin and this amazing historical mansion - we felt privileged to stay there.



Yair
January 2018



Place is like the photos. Just spectacular. Had a great 3-day weekend cooking and playing board games.



Kenneth
January 2018



This is truly a special place. My family described it as "Magical" The pictures do not do justice to the Grandeur of this estate. Plenty of room for large groups and so many activities within the house to enjoy. We had Ping-Pong, Shuffleboard, and Billiards tournaments. Not to mention a great game of Hide and Seek. We Sang, Danced, Ate & Drank Nestled in front of the fire enjoying quality family time. The History of the property really adds to its allure and ambience. The Oversize furniture, Old Glass, Wooden Shutters, just a few of the things to make you sense the History of this home. Have no fear Millennials although there is Old world charm the Beds are Comfy and there is great internet service. Martin the Host was great in responding in a timely manner to any questions I had. The on-site caretaker Geovanni was great and available to help with any special requests or concerns. Great location with a short walk to the train station and beautiful views throughout. In closing you can't go wrong visiting Villa Nuits in fact my family and I are planning to visit this Summer to have a warm weather experience here. We can't wait!!!! Ken Scarabaggio



Kristyn
December 2017



Our group had such a great time. The place was insanely gorgeous and it was a night to remember. Our group will definitely be back in the summer when the pools open. If it were up to us we'd come back every month! Everyone was so helpful and it made our experience truly great.



Erik
December 2017



Highly recommend!



Elizabeth
December 2017



A perfect setting to add a unique touch to a warm family gathering. From the grand to the cosy, every room delighted. All the family were thrilled to share the Villa on this wonderful family celebration!



Nisim
October 2017



Martin and Geovonni were great hosts! easy communication, very responsive. check in was quick and clear and they both were very responsive to our questions and requests. the place is awesome! much better than you can see in the pictures. the house was clean and comfortable! great location! very recommended!



Nikki
October 2017



Martin was a fantastic host. And Villa nuits is a stunning property - all that is written on the description and more. Lots of clean towels, fully stocked kitchen, beautiful fireplace, etc. Thank you !!! Note - The pool while heated - is still roughly outdoor temperature so will likely not be usable in cooler weather.



Samantha
September 2017



We rented this home for a group. The layout of the house worked well because there were multiple bedrooms, ample space for individual discussions, a large kitchen to cook meals for the group, and plenty of games and activities to occupy everyone. The staff at the house was very accommodating and helpful as well. We did have a few unpleasant experiences with the owner that I wanted to share. The address was listed incorrectly on the AirBnB booking and we weren't notified of the correct address until late the evening prior to our stay. This caused lots of confusion on our end. I tried to advise all of our guests of the change. The home is an easy walk from the train station and many guests walked from the train to the house. Since we were initially given the wrong address, a few of the guests (all women and children) missed the driveway for the home and continued up the road. This happened in the middle of the day and there were many people walking to/from the train station. The group did not feel unsafe until the host pulled up in his black SUV and demanded that the group get into his car (they didn't know who he was). My guests resisted for the sake of safety and tried to contact me (but failed due to poor cell service. The host was very adamant about my guests getting into his car and would not take no for an answer. Eventually they complied and he berated them the entire trip that they were "disturbing the neighbors" by walking up the public road adjacent to a train station. We had a 1 night rental and were scheduled to depart at 3pm. The cleaning crew arrived before 10am on the day of departure and commenced a disruptive round of cleaning and vacuuming while we were trying to enjoy the last of our stay. The cleaning crew entered guest rooms and moved our belongings to clean the rooms which we were still inhabiting. The host also showed up at the house unexpectedly around noon that day to "check-in" In the end, we left the house early because we felt so uncomfortable with the situation.



MaryLee
September 2017



Villa Nuit was absolutely fabulous! We visited for our company's first annual retreat, and every one of us fell in love with the place. The house is beautifully furnished and spacious; it was the perfect setting for being chilled. Martin was very gracious to give us all a peek into the villa's and area's history. And his caterer, Bobby, was brilliant!



Rebecca
September 2017



This home is absolutely incredible. The photos can't do it justice- it is just magnificent room after magnificent room of stunning craftsmanship. The ceilings, the windows, the light everywhere... It's just amazing. There is also a lovely warmth to the home. As grand as it is, it also feels full of life and love. We came to do a photoshoot for my wedding gown collection, and it was beyond perfect for that. Every angle looks good! The whole place is so clean and carefully thought out, there wasn't a moment where we had to "cheat" to make the shot look good. On top of that, we were able to stay very comfortably on the property which was utterly luxurious feeling. The bathrooms are to die for! There is even a spa-style sauna in the basement. Plus the owner and his crew were so hospitable, flexible, and helpful. We didn't expect that and it made the whole stay and project that much smoother and more enjoyable. I would HIGHLY recommend this home for an unforgettable intimate event or a location for a production. Five stars is not enough!



Mark
August 2017



It was a real pleasure coordinating the stay with Marty. Geo (nighttime coordinator) was also really pleasant to work with also. The mansion is amazing! Airbnb lists the house as 48 Hudson Road West, but it should state 55 Hudson Road West, but Marty directed us without issue. If you're looking to have an outdoor gathering at the pool, be sure to inquire. There are a few limitations placed by the town beyond Marty's control. We would definitely, without hesitation, stay again. There's room beyond enough room for guests, and the rooms are beautiful.



Ana
August 2017



The house is just as beautiful as the photographs depict. It was grand while still being intimate. We had a wonderful time and will certainly go back for our next celebration. Thanks Marty!



Natasha

April 2017

R

It doesn't get better than this. I threw my 30th birthday there- held a black tie party and the house couldn't have been more perfect for it. It's a historical mansion and all of the detail is outstanding. Truly picturesque as described. Many rooms and ample sleeping arrangement. Plenty of entertainment- billiards, shuffleboard, poker room, outdoor pool. Beautiful grounds. Couldn't recommend this house enough for a special occasion you and your guests will never forget.



Kirsten

April 2017

R

This house is simply amazing! Still thinking about beautiful it is! We had an awesome day shooting for our pre-fall campaign! The host was so accommodating and helpful! We would love to come back for another shoot!



Damian

April 2017

R

Amazing venue for a retreat or off site. It's a great location and there is great history with the house.



Mark

March 2017

R

This was the perfect location for our team offsite and an excellent back-drop for our team building murder mystery dinner!



Julian

January 2017



Our group had an amazing stay for our office retreat. The house is bigger and better than the pictures. We all had a truly epic time at this historic mansion.



Adrienne

December 2016



This place is absolutely flawless. We we're able to use it for our family and friends Christmas. It is run more like a resort more than a standard air bnb residence so there is always help on site. Completely amazing for making memories happen. We highly recommended this to everyone.



Malika
November 2016



I rented Villa Nuits for my sister's Bridal Shower Bachelorette Party Weekend with 20 guests...and it was an absolute smash! There's oh so much to love about this place but here are some of the highlights: The Conservatory, not only does the lovely glass enclosure allow for you to enjoy the well maintained grounds while inside, but at the flip of a switch it was quickly heated so guests stayed toasty. This was also a favored meeting area since the seating is comfy abundant and yet still intimate. I laugh because that room makes you want to whisper and share secrets. ;" The living room off of the kitchen is where we played bridal shower games. Lots of seating allowed for everyone to gather and make toasts. Kitchen #1: I loved it. My sis said her must built her that kitchen. Me I just loved that there was an 8burner stove,two coffee pots and a French press to keep everyone happy. There were also more than enough dishes and platters. And island was the perfect staging area for the chef to final prep, warm and plate dinner for 20. We didn't use Kitchen #2 downstairs, but it was fully functioning and ready for a more robust catering operation if needed. The WetBar/Kitchen #3 was a lifesaver...we'd forgotten ice...and boom industrial ice maker. They have Sonos wired the house so you get to take advantage of the different zones throughout the estate. While we didn't use the billiards room, we did use the Poker room as a a stationary / design station for guests to create beautiful wedding messages. The Main Hall turned out to be the sleeper hit, as guests enjoyed the grand fireplace with crackling fireplace and sofa. Bedrooms...beds were super soft with lots of down blankets. I loved that the towels were nice and thick...(lord knows there's nothing worse than a cheap towel). The rooms are not overly decorated and the art has lots of personality and not what you'd normally expect in a period home. Several of the rooms connect (via locked doors) which is pretty cool and there are also ensuite bathrooms, lots of light and fireplaces. Everything about upstairs makes you want to gather and chat...or have your privacy. In the lower level of the home there was a sauna and yet another media room with wrap around sofas where we all gathered, another bedroom, bathroom, a game room and the previously mentioned catering kitchen. The owner and caretaker are awesome. It's clear a lot of love was poured into the home. Owner was super flexible and friendly. He bumped into one of my guests at the station and gave her a ride to the party. The caretaker also went above and beyond by keeping the fire lit and even acting as an extra set of hands and opening wine bottles pre guest arrival. I can't wait to rent it next summer for the pool, bike trails, and sunset drinks on the Hudson.



Sarah
October 2017



Martin was a fantastic host, everyone was so accommodating and helpful. The location couldn't be more perfect and the house itself is spectacular.

MORE PICTURES

Instagram (lots of pictures): <https://www.instagram.com/nuitsonhudson/?hl=en>

<http://www.thepictame.com/toplace/619295574905594>

THESE EVENT SPACES APPEAR VERY PROFITABLE

AirBnb price for a night in July 2018.

\$6,490 per night

***** 25

Dates

07/07/2018 → 07/08/2018

Guests

16 guests

\$6,490 x 1 night ?	\$6,490
Cleaning fee ?	\$600
Service fee ?	\$383
Total	\$7,473

Request to Book

As a quick back of the envelope exercise, let's take the 73 days booked on AirBnB and assume an average daily rental rate of \$3000.

- That yields \$219,000 of revenue income over approximately 4 months.
- Annualized it equals around \$600k.
- Assume a 75% profit margin (maintenance/capex but not interest), that would yield ~\$450k profit.
- Assume a valuation cap rate of 10% and apply it to estimated 1 year of profit: $450,000/0.1 = \$4.5\text{mm}$
- Using 2 Clifton as an event space could create over \$4mm in value. And this excludes any special fees for weddings or other large events.

The math suggests this business is very profitable. Other large, historic homes will have a strong incentive to copy this business model.

Every time one of these home goes on the market, neighborhoods across Irvington will have a reason to worry the buyer will turn it into a highly disruptive event space.

Mark M. Feldman
12 North Astor Street
Irvington, New York 10533

April 10, 2018

Mr. Larry Shopfer
Village Administrator
Village Hall
Irvington, NY 10533

Re: Draft Comprehensive Plan

Dear Mr. Shopfer:

I am writing in respect of the Village's Draft Comprehensive Plan.

Background:

I have been an Irvington resident since September 2018. My wife and I live in a rental unit on North Astor Street, and it is our present intention to remain there for a year or two, following which we may move to be closer to our adult children.

I am retired, and my wife is a real estate broker in Scarsdale. I am a non-practicing lawyer who had a varied career: in addition to having practiced corporate law, I was the Chief Executive Officer of two public companies, a hedge fund, and a consulting company, before which I was an investment banker. I have graduate degrees in the law and in business from schools that are considered top-ten today, which were ranked top-five at the time that my degrees were awarded. I am reputed to be creative.

While in a sense I happen to be passing through Irvington, that fact should not minimize these recommendations, which I offer in good faith and as a fan of the village:

Traffic.

The Comprehensive Plan should be returned to its committee with instructions to retain transportation experts to analyze the impact of each and every major proposal on vehicular traffic in the Village. As you know, the Village has three entry points: Main Street and Station Road from the east, and South Buckhout Street from the South, each of which presents unique problems. It would truly be tragic if the natural equilibrium of Main Street were to be disrupted by a well-intended but misguided proposal, or if the residents of the cooperative apartments on South Buckhout were to be confronted with a dangerous increase in vehicular traffic.

Waterfront.

Scenic Hudson Park should be extended south to the foot of West Clinton Street. This would allow for West Clinton to be connected by a pedestrian/vehicular bridge to River Road, and possibly to the southern extension of South Astor Street, which would alleviate some traffic on Main Street. It would also facilitate the development of recreational areas along the new waterfront and justify increasing the assessed values

of the waterfront buildings. This recommendation could be implemented either through creating solid ground through dredging, or through creating raised surfaces on piling.

The Village should also create convenient pedestrian access to the waterfront and to the southbound MetroNorth tracks somewhere north of West Clinton and south of the MetroNorth underpass. The high elevation of South Buckhout would make a natural anchor to the east side of such a bridge, perhaps slightly to the east of Red Barn Bakery.

DPW Facility.

Developing the DPW facility is an admirable idea if it is considered in a vacuum. However, it cannot be considered that way; the more successful the development, the greater the increase in vehicular traffic at all three entry points. Then, there is the problem of the effect on Main Street. Is the Village presently saturated with retail businesses? If so, then we will be hurting the friends who service us. Finally, there is an ecological problem: the pump house on South Buckhout releases fairly repugnant odors that can be smelled as far away as Main Street. Are we confident that renters or buyers of apartments on the Buckhout side of the DPW facility will ignore the stench? Perhaps developing the DPW facility redevelopment should come after creating access to the waterfront, and include remediating the odor problem.

Astor Street Parking Lot.

The corner of Main Street and Astor Street is unnecessarily dark and desolate at night. Adding a deck to the parking lot will not remediate that. With the MetroNorth tracks across the street, adding a deck will only increase the industrial look of the intersection. A better idea would be to encourage the development of the lot into residential town houses that match the Burnham Building.

Transit-Oriented District.

I do not understand the purpose of this proposal. The Village should first develop the waterfront, and then take stock of what other improvements need to be done.

I am

Sincerely,

Mark M. Feldman

Mark M. Feldman

Larry Schopfer

From: Lillian Romano
Sent: Tuesday, April 10, 2018 4:08 PM
To: Larry Schopfer
Cc:
Subject: Irvington's Draft Comprehensive Plan

Dear Mr. Schopfer,

I would appreciate it if you could forward this email on to Mayor Smith and the Board of Trustees and ask them to have it entered into the record.

I am the current owner of a house on Fargo Lane, although the house has been in the family for close to 50 years. We undertook a very lengthy and costly renovation 5 years ago because we have always felt the neighborhood was idyllic. Our process was complicated by the often onerous requirements imposed on us by the Village of Irvington in the name of maintaining the integrity of the neighborhood. I find it very concerning that the Village is now considering legislation that would turn this mantra on its head.

The very things that make Irvington a desirable place to live are the very same things that make this proposal quite undesirable for the people that live here. The narrow, winding streets cannot accommodate the number of cars that a large event would bring to the area. The increased traffic is a danger to our children since there are no sidewalks and the trees and curves create many blind spots for motorists. The increased garbage and noise that events, or rentals by large numbers of people, would bring to our quiet neighborhoods would be unnecessarily burdensome to those who live here.

There is a reason why this type of legislation doesn't currently exist—it does not fit in with the fabric of this Village. I doubt we would have undertaken our renovation if our property was next to a catering hall or a hotel. Inserting these types of commercial endeavors into a residential neighborhood like Irvington is short-sighted and only serves the interests of an extremely small percentage of residents at the expense of many. For these, and many other reasons that have been identified by other concerned residents, this legislation should be rejected.

Thank you for your consideration.

Lillian Romano
86 Fargo Lane
Irvington, NY 10533

Irvington Ny 10533
April 9, 2018

Board of Trustees

Irvington Ny 10533

- Access across tracks - ^{my thoughts} don't need - use for other purposes
 - Already have 2 bridge over pass - (except for July 4 - sidewalks)
 - (Underpass is an alternative ^{not} crowded)

- one lane Broadway - No!

Now - bad enough - traffic can back up all the way from bridge to Harriman Road during busy times - can't even get to Main Street or Sunnyside or Tarrytown or Lyndhurst

2 lanes - should be all the way to the bridge

- Parking 8-5 (instead of 8-6) Maybe can go back to what was worked more efficiently.

Cannot get to city and back
 for drs - appts, theater etc. (latest ^{*} 11:15 train (10:15 if most need) or dr needs parking to be till 5 so can make train 11:00am train

6 hr parking keep at least 2 blocks on Main St and side streets from train station. Even now, difficult to find a spot.

- Consider eliminate Saturday limits (now only Sunday)
- Chickens/bees - against (attacked by a bee 2x) in Irvington.
- Why increase alcohol establishments - become hangout town fought vs video establishments for some reason.
- No bike lanes! Yes ^{mainten} sidewalks - can explain. (Changes should be for residents convenience)

In my opinion - totally against !!
* BNB - will not improve quality of our lives in Irvington
Parking add'l problem -

If does get passed, only in homes that have
parking for add'l car on their property
only owner occupied if passes - it must

* Even condo boards + co-ops generally do
not allow short term and/or multiple rental
* Concern in multiple strangers wandering around
concern in safety of children which
might new world encourage transients

Homes could be purchased - not lived in - + set
up as B+B's or airbnb's

If restrict # of days (or times a year) not
realistic that it would be monitored

Definitely not.

Help Keep Irvington Safe.

Yours truly
Alan Silverstein
985yc

stop worrying about the bikers who
drive thru. Worry about Trinitarian.

Larry Schopfer

From: james cecere
Sent: Tuesday, April 10, 2018 5:26 PM
To: Larry Schopfer
Subject: Parking lot plans for North Ferris

From: james cecere
Date: April 10, 2018 at 5:19:09 PM EDT
To: "Ischopfer@irvingtonny.gov" <Ischopfer@irvingtonny.gov>
Subject: Parking lot plans for North Ferris

Dear Mr. Schopfer,

I am an 8th grader who is currently living on North Ferris street, I am emailing you regarding the plans for a parking lot across my street. I believe that this idea is completely impractical! A couple weeks ago this street became a dead end, for a reason of cars speeding down the road to get to school using Matthiessen road, this problem lead to many pedestrians being hit by cars. By locating a parking lot on this street it will become to crowded for this single street to handle, with many cars driving down the street too fast it will bring back the problem of pedestrians getting hit. North Ferris is one of the major streets kids take to get home and too school, and without a side walk connecting North Ferris with Mathiessen it will be very dangerous for kids to walk home with many cars driving down the road. Even if the parking lot is only for town employed workers, its not like the police do not speed down the road to go to a scene or even to just go down the street, where there has been many times that residents of this street and I have encountered this.

As I am writing this, right now there is a family playing soccer with their young children on the field instead of playing video games at home, eating junk sitting on their couches. I hope you understand the importance that the last "green spot" in Irvington has on residents and myself. My friends and I play lacrosse practically everyday and countless other children play sports there as well. In this day and age children and adults need exercise more than ever and I hope you agree and can refrain from building a parking lot where grass and trees should be located at, in this supposed to be historical town.

Best regards,

James Cecere

To Larry Schopfer

April 10, 2018

Irvington Board of Trustees

I'm aware that the field across from my house (21 North Ferris) is being considered for village parking according to page 45 of the Comprehensive Plan.

I've been a resident in Irvington for more than three decades. North Ferris street is a narrow street and difficult to turn around on since it is no longer a short cut to Broadway. The street continues to be heavily utilized by the Town Hall Theatre, by the Police, by School activities, including the Main Street Gym and residents.

There is an area that is safe and green and happily used on this street - The Field.

The field is a pleasant and safe area for children to play in, and it is in use all the time. This area might be the last grassy field, almost flat place left in Irvington. It is used and enjoyed throughout the year by people of all ages. Our school age LaCrosse players practice on it, so do soccer players. Snow forts are built, snowboard and sled trails are created throughout the winter. Kites and Drones are flown. Remote cars have raced back and forth. The Easter Bunny has hidden eggs here. Numerous dogs and owners make daily visits from morning until late at night. Families and Nannies often picnic and play here in nice weather.

I hope you'll consider some of these thoughts while making decisions regarding turning this cherished area into a parking lot.

Sincerely yours,

Joan Snell

April 10, 2018

Mayor Brian Smith
Trustee Constance Kehoe
Trustee Mark Gilliland
Trustee Janice Silverberg
Trustee Larry Lonky

Dear Mayor Smith and Members of the Village Board of Trustees,

As part of the Comprehensive Plan review, we participated in the preliminary discussions surrounding updating the 2003 plan. One of the discussions was an in depth look at the issues facing the village with respect to maintaining and preserving Irvington's historically significant properties. These properties provide unique character to the village and benefit all residents, however there was concern expressed that they might be in jeopardy due to the prohibitive costs of maintaining them. The working group attempted to explore ways that these property owners might earn some income to defray those costs. The recommendation to allow certain for-profit activities, by special permit, in designated historically significant residences was made.

Although the purpose of permitting such uses would be to help preserve these historic, large properties, the permitting process would also provide certain parameters and safeguards to insure that these activities would not be problematic to nearby residents. It appears that some residents have experienced problems with such events. We believe that the permit process would allow the village to have greater control over the number, size and logistics of such events and thus be a benefit to nearby residents.

We realize that these are difficult decisions and applaud the village's efforts to reach out to the community for input through committees, surveys and public comment. We respect the tremendous amount of work and time by volunteers, the Comprehensive Plan Committee, the village board and the village administration that has gone into the effort to update the Village Comprehensive Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Ryan Patricia Ryan". The signature is written in dark ink and is positioned above the printed name.

John and Patricia Ryan

April 10, 2018

To: Village of Irvington Board of Trustees, Brian Smith, Mayor, Village of Irvington

Ladies and Gentlemen:

This letter is written to unequivocally support the position of the Ardsley Park Property Owners Association concerning the use of residences for short term rentals and of historic (or other) homes as event spaces. That position is clearly set forth in the letter dated March 19, 2018, to you from Nicholas Moore, previously sent to all of you.

Hudson House is as you know a cooperative of approximately 82 apartment units all of whose residents are entitled to the quiet enjoyment of their homes. The use of private space by and on neighboring properties for commercial and/or public, non-profit or otherwise, activity in a peaceful residential area severely interferes with that entitlement as recent experience has sadly made apparent. Lack of enforcement by the Village - - whether due to lack of interest or resources or inability - - to effectively prevent what amounts to an assault on that entitlement has made clear that such short-term usage should be entirely prohibited in the Ardsley Park area. A policy that would permit the consistent disruption of the lives of fellow citizens for the short-term financial gain of a few would not seem to be an appealing Village enhancement.

Respectfully,

Sue Greenfield, On behalf of the Board
Hudson House Tenants Corporation

Larry Schopfer

From: Suzie Fromer
Sent: Tuesday, April 10, 2018 2:24 PM
To: Brian Smith; Larry Schopfer
Subject: comments for the public record on the proposal to permit owners of large houses to host for-profit events

Dear Sirs,

I am writing in regards to the upcoming public meeting which will discuss the village's draft comprehensive plan; specifically, the proposal which would permit owners of historic or architecturally significant properties to host for-profit events.

While I do think Irvington residents should be able to rent their houses out in a limited fashion through AirBnB or VBRO (and that this should be done with permissions and oversight from the Village), I do NOT think large houses should be able to be rented out for for-profit events. It's too disruptive to the residents unfortunate enough to live next to such a house. Residential neighborhoods are just not set up for these sorts of events. Too often transient guests are not respectful of parking and noise regulations. I can't even imagine the heartache involved in suddenly finding your neighbor's house has effectively become a commercial property. Irvington should not allow such a disruption in residential neighborhoods. We have fought so hard to limit big development in our town which would lead to traffic and other headaches, and this measure seems antithetical to earlier decisions in this area.

Please enter my comments into the public record. Thank you.

Sincerely,

Suzie Fromer
76 Dogwood Lane
Irvington, NY 10533