

VILLAGE OF IRVINGTON COMPREHENSIVE PLAN UPDATE

FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT

Prepared for:
VILLAGE OF IRVINGTON VILLAGE BOARD OF TRUSTEES
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SEQRA PROCESS SUMMARY

This document is a Final Generic Environmental Impact Statement ("FGEIS") prepared in connection with the proposed adoption of the Village of Irvington Comprehensive Plan Update by the Village of Irvington Board of Trustees (the "Village Board"), in compliance with the New York State Environmental Quality Review Act ("SEQRA"). The DGEIS was first made available for public review on or about March 7, 2018. The Village Board, as lead agency, accepted the DGEIS on March 5, 2018 and held simultaneous SEQRA and Village Law-required public hearings on the proposed Comprehensive Plan Update and DGEIS on March 28, 2018. The public comment period was open through April 11, 2018, providing the public almost six weeks for review. SEQRA requires the preparation of a FGEIS within 45 days of the close of a SEQRA hearing to address any substantive comments and issues that may be raised during the public comment period. This document assembles comments presented at the hearing and during this public comment period and provides responses thereto.

Upon its acceptance by the Village Board this FGEIS (comprised also of the prior Village Board adopted DGEIS incorporated into this FGEIS by reference) completes the record upon which findings shall be prepared and adopted to complete the SEQRA process. The Draft GEIS and Final GEIS are available in digital and hard copy format at Village Hall as well as digital format at the Village's Web-site (<http://www.irvingtonny.gov/index.aspx?nid=472>). On completion of the SEQRA process, the Village Board may render a decision on the proposed Comprehensive Plan Update adoption.

This section of the FGEIS lists the comments presented on the DGEIS and the responses to these comments. Comments have been grouped according to the chapter topic category in the Comprehensive Plan Update (CPU). Some similar comments are followed by a single response. Contained within the Appendices are:

- Written comments submitted by agencies and the public (Appendix A); and
- SEQRA and public hearing documents (Appendix B).

Thirteen speakers addressed the Village Board on March 28, 2018. The first three speakers, Lawrence Schopfer, Village Administrator, David Smith, Planning Consultant, and Marianne Stecich, Village Attorney, provided background on the process and deliberations that resulted in the presentation of the Comprehensive Plan Update/Draft Generic Environmental Impact Statement. Of the ten members of the public that spoke, many commended the Village Board on the inclusive, integrated method that was followed. The bulk of the comments placed on the record were critical of one particular implementation aspect in the CPU related to the use of historic and/or architecturally significant residences for special events (weddings, fundraising events, tours, and lectures) by special permit. Other comments were generally supportive of the plan or its proposed policies or requesting further clarification. It is significant to note that no direct opposition was expressed on the document.

SUMMARY OF REVISIONS TO THE PROPOSED ACTION SINCE THE SUBMISSION OF THE DGEIS

The Comprehensive Plan Committee (CPC) made five significant changes to the Comprehensive Plan Update in response to comments on the document:

1. In Goal/Action Item A1, it did not rule out all medical facilities as permitted uses in the rezoning of the properties on the east side of Broadway, north of Strawberry Lane. Rather, it recommended that medical offices or facilities should be allowed by special permit, but only for medical uses that would not negatively impact area traffic.
2. In Goal/Action Item A2, in response to a comment of the Westchester County Planning Board, it recommended that sidewalks be required in commercial and multifamily developments on the large properties on the east side of Broadway.
3. In Goal/Action Item B2, it recommended that a limit be set on the number of rentals days and/or number of potential guests in short term rentals, such as Airbnb and VRBO.
4. It eliminated the reference to the North Ferris Street lot from Goal/Action Item F2.
5. It eliminated Goal/Action Item G1, which was to permit special events in historically and architecturally significant residences.

COMMENT AND RESPONSES PRESENTED

A. Future Development of the Broadway Corridor

Comment A1:

How does the Village reconcile the proposed new uses with the existing zoning for that portion of the Broadway Corridor (north of Strawberry Lane).

Lino Sciarretta (on behalf of the owners of 88-94 North Broadway) PH, 3/28/18

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?

Lino Sciarretta, Letter 24, 4/10/18

Response A1:

With respect to the comment "should remain as it is developed now", it was the intent of the CPU to preserve the visual and physical setting along the Broadway Corridor by retaining large setbacks and open landscapes. New development, such as multi-family residential, could be clustered to retain the contemplated setbacks and the prospective zoning could also include incentives for preserving historic structures, providing affordable housing, and furnishing other public amenities. See also Response to Comment A4 below.

Comment A2:

We do take exception with the 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.

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.

Lino Sciarretta, Letter 24, 4/10/18

Medical uses are kind of broad, how does the Village anticipate defining that use for potential rezoning along the corridor. What would you be looking to exclude?

Lino Sciarretta (on behalf of the owners of 88-94 North Broadway) PH, 3/28/18, Letter 24, 4/10/18

Response A2:

As noted above in the Summary of the Revisions to the Proposed Action since the Submission of the DGEIS, the revised CPU Goal/Action Item A1 does not rule out all medical facilities as permitted uses in the rezoning of the properties on the east side of Broadway, north of Strawberry

Lane. Rather, it recommends that medical offices or facilities should be allowed by special permit, but only for medical uses that would not negatively impact area traffic.

Comment A3:

I would like to see the recommendations from the Nelson/Nygaard study be implemented including the design of the roadway go from four lanes to three, one lane in each direction with a center turning lane.

Katarina Medina, PH, 3/28/18

If you make Broadway one lane in each direction, you will have traffic backed up all the way to Harriman Road from East Sunnyside Lane during the rush hour.

Paul Ficalora, PH, 3/28/18

Ellen Silverstein, PH, 3/28/18, Letter 26, 4/9/18

Response A3:

Comment noted. Broadway is a New York State highway under the jurisdiction of the New York State Department of Transportation. Any reconfiguration of the roadway striping, layout or alignment would need approval from the State. As indicated in CPU Recommendation A3, Irvington should continue to cooperate with the other Rivertowns to support improvements that promote traffic calming, where appropriate, and safety, especially for pedestrians and bicyclists.

Comment A4:

There should be better accommodation for pedestrian sidewalks and cross walks along Broadway to enhance circulation for those families living on the East Side of Broadway.

Katarina Medina, PH, 3/28/18

Response: A4:

Comment noted. CPU Goal/Action Item A2 has been revised so that sidewalks be required in commercial and multifamily developments on the large properties on the east side of Broadway.

In addition, the Action Plan for CPU Goal/Action Item A2 includes the following:

- (1) Prepare a graphic depicting the existing location of the sidewalk system along the Broadway corridor.*
- (2) Prepare a detailed evaluation of the eastern portion of Broadway to depict where it would be feasible to create sidewalks, taking into account restrictions relating to topography, stone walls, existing structures and mature trees.*
- (3) As part of the potential rezoning associated with the Broadway corridor, certain incentives could be offered or requirements made as part of the project approvals that could create new sidewalks or make connections to existing ones.*

Comment A5:

Can the travel lanes along Broadway be narrowed from 12 feet to 10 feet to assist with the installation of sidewalks, bike lanes, etc.

Katarina Medina, PH, 3/28/18

Response A5:

As noted in Response to Comment A3, Broadway is a New York State highway under the jurisdiction of the New York State Department of Transportation. Any change in lane configuration would require approval from NYS DOT.

Comment A6:

Restriping Broadway will result in a two through lane road, with a two-way left-turn lane in the center and designated north I south bike lanes plus room for sidewalks on both sides of Broadway. Recommendation,

- Recognize that the two-lane roadway at Main Street in Irvington, in Tarrytown at Lyndhurst Mansion, and in Dobbs Ferry at the high school constrict, but do not eliminate or stop, the volume of commuter traffic flowing through Irvington each day;
- Improve safety on Broadway and reduce the average vehicle speed to about 32 - 36 MPH, without impacting traffic operations, by establishing 10' travel lanes throughout Irvington
- Decrease the probability of serious vehicle-pedestrian collisions by reducing the Broadway crossing distance by establishing 10' travel lanes, with a center 10' two-way left turn lane that will become a "pedestrian safety zone" throughout Irvington; and,
- Restripe Broadway throughout Irvington so there is consistency in roadway design for drivers - at the center-line of the roadway paint a 10' two-way left turn lane with a 10' drive lane for vehicles on either side. This will leave room for 4' clear sidewalks and 5' bike lanes on both sides of the traffic lanes

Edward Ball, Letter 4, 3/20/18

Response A6:

As noted in Response to Comment A3 and A5, Broadway is a New York State highway under the jurisdiction of the New York State Department of Transportation. Any reconfiguration of the roadway striping, layout or alignment would need approval from the State. The Village will continue to cooperate with the other Rivertowns to support improvements that promote traffic calming, where appropriate, and safety, especially for pedestrians and bicyclists. This includes participation in the recent Route 9 Active Transportation Conceptual Design Plan.

Comment A7:

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.

Westchester County Department of Planning, Letter 20, 4/10/18

Response A7:

Comment noted, see Response to Comment A4.

Comment A8:

No bike lanes.

Ellen Silverstein, Letter 26, 4/9/18

Response A8:

Comment noted, see Response to Comment A5.

B. Modernizing the Zoning Code to Reflect 21st Century Trends

Comment B1:

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.

Westchester County Department of Planning, Letter 20, 4/10/18

Note:

Although a number of comments referred to "AirBnB", the substance of those comments objected to properties marketed on AirBnB and similar web-sites being used to host large parties and events; these are addressed in Response to Comment G1.

Bruce Keltz, Letter 5, 3/22/18

Anne Myers, Letter 8, 3/25/18; PH 3/28/18

APPOA, Letter 3, 3/19/18

Charles and Meghan Myers, Letter 18, 3/28/18

Suzie Fromer, Letter 25, 4/10/18

Daniel Hargraves, Letter 21, 4/10/18

Response B1:

Comment noted. As part of the CPU Goal/Action Item B1 Action Plan, the Village will need to consider parking requirements based on contemporary requirements for such uses and specific locational aspects such as convenient access to Metro-North.

Comment B2:

Full consideration also needs to be given to the Village's potential liability should such legislation [permitting short term rentals] be adopted as well as the increased cost to the Village of additional inspections and enforcement actions. There are specific safety and health concerns that come to mind including adequate fire protection, parking, occupancy limits, insurance and occupancy tax.

Daniel Hargraves, Letter 21, 4/10/18

Response B2:

Comment noted. As indicated in Response to Comment B1, the Village will evaluate in more detail the potential impacts of any proposed legislation that would seek to regulate short term rentals. Details would need to include building code compliance issues.

Comment B3:

Our family fully supports the recommendation to allow supervised short-term rentals through modern booking systems and also the proposals to allow historic district property owners the “B&B option” as a tool to help optimize and retain their homes in the face of ever-escalating property taxes and elimination of deductions.

Martin Dolan, Letter 9, 3/26/18

Response B3:

Comment noted.

Comment B4:

Totally against BnB.

Ellen Silverstein, Letter 26, 4/9/18

Response B4:

Comment noted.

Comment B5:

That the Village of Irvington has considered an environmentally-conscious idea like bee keeping is an extremely exciting and progressive step! Giving wildlife a place in our overdeveloped cosmetic landscapes is crucial to their survival (and ours). But without enforced laws to protect hives - let alone the human population (residents and crews) - from the dangers of pesticides and highly-polluting industrial machines like gas mowers and blowers, bee keeping is impossible to suggest. One can't keep honey bees if a neighbor has a contract with a mosquito service spraying pyrethrins - compounds toxic to bees, ducks, aquatic life, and a myriad of other invertebrates. To suggest residents would need insulation from neighboring bee hives is misinformation in a critical time when our food pollinators need all the help they can get. Nature needs protection from mankind and not the other way around.

Anne Altman, Letter 6, 3/22/18

Response B5:

Comment noted. The Action Plan for CPU Goal/Action Item B5 would allow beekeeping on single-family residential lots if the lots are large enough and/or configured in such a way that the hives are sufficiently far from neighboring residences so as not to create a nuisance or danger to the surrounding neighborhood. Any amendment to the Village Code should require the registration of beehives and regulations on beekeeping.

Comment B6:

I am against chicken/bees.

Ellen Silverstein, Letter 26, 4/9/18

Response B6:

Comment noted.

Comment B7:

Why increase alcohol establishments?

Ellen Silverstein, Letter 26, 4/9/18

Response B7:

Comment noted.

C. Updating the Code to be More Environmentally Sensitive

Comment C1:

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.

Westchester County Department of Planning, Letter 20, 4/10/18

Response C1:

Comment noted.

D. Optimizing the Use of Village-Owned Property

Comment D1:

What is the reason for considering to move the fire department?

Ellen Silverstein, PH, 3/28/18

Response D1:

As noted in the CPU (see Goal/Action Item D1) the Village retained a consultant that specializes in facility evaluations, like the Village's existing fire house. The results of that study revealed that renovations and additions to the existing station that meet the program needs were not feasible given the physical constraints of the site.

Comment D2:

Does the Village have a task force that is looking for alternative locations for a new fire house?

Paul Ficalora, PH 3/28/18

Response D2:

Not at this time.

Comment D3:

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 Metro-North tracks somewhere north of West Clinton and south of the Metro-North 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.

Mark Feldman, Letter 28, 4/10/18

Response D3:

Goal/Action Item D4 in the CPU does prioritize pedestrian access to Scenic Hudson Park and Bridge Street with pedestrian bridge over tracks.

Extending Scenic Hudson Park to the south to the foot of West Clinton Street would require filling in a portion of the Hudson River shoreline and would require an extensive and expensive environmental and permitting review process. The creation of a pedestrian/vehicular connection would require an extensive review process to consider potential impacts, particularly traffic circulation. As an example, the nearby Village of Sleepy Hollow is in the process of evaluating and designing a pedestrian/vehicular bridge over the Metro-North rail lines. The current estimated cost of that piece of infrastructure is approximately \$5.7 to 7.0 million.

Given the property configurations along South Buckhout Street, in order to create an additional pedestrian access to the waterfront, condemnation of private property would be required.

Comment D4:

The Village doesn't need another access across the tracks.

Ellen Silverstein, Letter 26, 4/9/18

Response D4:

Comment noted.

Comment D5:

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.

Mark Feldman, Letter 28, 4/10/18

Response D5:

Comment noted. Any evaluation of relocating the exiting DPW will require a thorough review of the potential impacts associated with: 1) the location and construction of the new facility; and, 2) the redevelopment of the former DPW site. Goal/Action Item D2 in the CPU notes that a working group of resident, government, and business representatives should be established to determine how best to develop a combination residential/professional/limited retail building, with residential entrances on Buckhout Street and access to commercial spaces on South Astor Street.

Comment D6:

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.

Mark Feldman, Letter 28, 4/10/18

Response D6:

Goal/Action Item D3 in the CPU provides a comprehensive discussion of the purpose and design intent of transit oriented development and identifies an action plan that includes the creation of a working group to create standards and a zoning framework.

It is noted that the entirety of the waterfront area is within an identified flood plain and would also be subject to the potential impacts associated with climate change and sea-level rise making it a less than desirable area for redevelopment.

E. Protecting the Character and Scale of the Main Street Area**Comment E1:**

There are examples of mixed use that have disguised parking from the ground level, if you could look to those examples that might inspire us.

Nikki Codington, PH 3/28/18

Response E1:

Comment noted. CPU Goal/Action Items D2 and D3 include discussion of comprehensively planned redevelopment with a mixed use transit-oriented development focus. Those Action Items include the creation of a working group to help identify specific standards that should be incorporated into a potential future transit-oriented zoning district.

Comment E2:

Efforts should be made to eliminate utility lines constructed above ground on Main Street.

Earl Ferguson, Letter 1, 3/16/18

Response E2:

Comment noted. CPU Goal/Action Item E6, which is a continuing goal from the 2003 Comprehensive Plan, notes that efforts should be made to eliminate utility lines constructed above ground on Main Street.

Comment E3:

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.

Mark Feldman, Letter 28, 4/10/18

Response E3:

Comment noted. As noted in Goal/Action Item D2 and D3 in the CPU, prior to any redevelopment there would need to be a thorough review of the potential impacts, including parking and traffic circulation.

F. Alleviating Parking Issues in Downtown

Comment F1:

The parking lot at the corner of Astor and Main Street could have a second level to help create additional parking.

Nikki Codington, PH, 3/28/18

Response F1:

Comment noted. CPU Goal/Action Item D3 identifies the opportunity to take advantage of the topographic grade change at the existing Astor Street lot and how that might lend itself to the creation of a second level each with its own access.

Comment F2:

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 Metro-North 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.

Mark Feldman, Letter 28, 4/10/18

Response F2:

Comment noted.

Comment F3:

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.

Thomas Cecere, Letter 22, 4/9/18

Luke Cecere, Letter 23, 4/9/18

James Cecere, Letter 30, 4/10/18
Joan Snell, Letter 33, 4/10/18

Response F3:

Comment noted. The CPU has been revised and the reference to the Ferris Street lot has been deleted.

Comment F4:

Hourly parking limits should be in effect from 8:00 AM to 6:00 PM not 8:00 AM to 5:00 PM.
Ellen Silverstein, Letter 26, 4/9/18

Response F4:

Comment noted.

Comment F5:

6 hr. parking keep at least (2) blocks on Main Street and (2) side streets from the train station.
Ellen Silverstein, Letter 26, 4/9/18

Response F5:

Comment noted.

Comment F6:

Consider eliminating hourly parking limits on Saturdays, in addition to Sundays.
Ellen Silverstein, Letter 26, 4/9/18

Response F6:

Comment noted.

G. Preserving and Enhancing the Historic Character of the Village

Comment G1:

The Ardsley Park Property Owner's Association (APPOA) remains seriously concerned regarding the Village's recommendations to change the Village Code to allow for the use of historic homes for third-party events such as weddings, fundraisers, tours and lectures.

Scott and Mai Sykes, Letter 2, 3/16/18; PH 3/28/18, Letter 29, 4/10/18

Nicholas Moore on behalf of Ardsley Park Property Owners Association, Inc., Letter 3, 3/19/18

Annette Brown, PH 3/28/18

Robert Brown, PH 3/28/18

Anne Meyers, PH 3/28/18; Anne Myers, Letter 8, 3/25/18

Bruce Keltz, Letter 5, 3/22/18

Kristen DeLaMater, Letter 7, 3/23/18

John Esposito, Letter 11, 3/27/18

Jeffrey Ritter, Letter 13, 3/27/18

Richard Pascoe and Clare Giffin, Letter 14, 3/27/18

Julie and Michael Civalo, Letter 15, 3/28/18

Heidi and David Krauss, Letter 16, 3/28/18

Christopher Johnson, Letter 17, 3/28/18
Charles and Meghan Myers, Letter 18, 3/28/18
Alexander McLawhorn, Letter 19, 3/28/18
Suzi Fromer, Letter 25 4/10/18
Lillian Romano, Letter 27, 4/10/18
Sue Greenfield (on behalf of Hudson House), Letter 32, 4/10/18

Response G1:

As noted in the Summary of Revisions to the CPU, Goal/Action Item G1, which was to permit special events in historically and architecturally significant residences has been deleted from the Plan.

Comment G2

Villa Nuits is one of a few thousand residential properties designated by the National Trust for Historic Preservation as having exceptional qualities in illustrating the heritage of the United States. Our goal is to keep Villa Nuits as a private residence and on the Village's tax rolls. Yet, with 18 bedrooms, and a historic designation, high taxes, very high insurance and with high specialty maintenance costs, our options are limited. We have been offered religious and health care/not for profit options in the past -- the Village and our neighbors know we have turned these offers down due to our appreciation for the impact on the Village and the neighborhood as a whole. Within the Village's recommendations we see a promising path to allow us to (i) have a fighting chance to remain as a private residence, (ii) open further the access to Villa Nuits to the local community; and, (iii) increase (not decrease) our tax contribution through permit fees.

Martin Dolan, Letter 9, 3/26/18

There is a substantial financial burden for property owners to maintain historic resources. The burdens typically require significantly more maintenance (they were built at a time when labor was inexpensive), taxes (they are often on larger parcels with tax assessments based upon subdivision) and insurance (replacement costs are prohibitive). The amendment of the Zoning Code to permit Action Item G1, would assist property owners in managing the financial hardship of perpetuating these historic resources. In addition, permitting owners to host events, tours and lectures would contribute to the cultural heritage of the Village of Irvington.

Joseph Pell Lombardi, Letter 10, 3/23/18

Response G2:

Comment noted. See also Response to Comment G1 above.

Comment G3:

The problem the Village faces, however, is that these events are already taking place in Irvington but the Village apparently does not have the means or process to deal with them. Why then include in the Comprehensive Plan update a proposal to permit these events? In my view, the justification is that the process proposed by the Village offers the possibility of effectively regulating and restricting these events in the future. Sponsors in the future would have to apply for and receive a general permit, which would require them to demonstrate that their location, facilities, parking and other aspects of the property would allow them to even be considered as an approved sponsor. If they pass that test, then before each and every proposed event, they would have to submit a separate

application, which would lay out the specifics of the event, such as type of event, number of attendees, hours of activity, arrangements for parking and traffic control, and other factors.
Bruce Clark, Letter 12, 3/27/18

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.

John and Patricia Ryan, Letter 31, 4/10/18

Response G3:

Comment noted. As noted in the Summary of Revisions to the CPU, Goal/Action Item G1, which was to permit special events in historically and architecturally significant residences has been deleted from the Plan.

Comment G4:

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.
Westchester County Department of Planning, Letter 20, 4/10/18

Response G4:

Comment noted, see Response to Comment G1.

Comment G5:

Personally, I can see both sides of the issue. I have attended a house-tour fundraiser for the Irvington Historical Society at the Armour-Steiner house in my own neighborhood. This was a wonderful daylight event that was certainly worth the minor parking troubles on West Clinton.

On the other hand, we have friends in town who have suffered considerable hardship due to raucous private parties at properties that have been rented out for profit: traffic congestion, illegal parking, trespassing, drunken and disorderly conduct, and even physical threats by belligerent partygoers.

Jeffery Ritter, Letter 13, 3/27/18

Response G5:

Comment noted, see Response to Comment G1.

Comment G6:

The contemplated revisions to the zoning code to allow historic/architecturally significant buildings might also require changes to individual properties to respond to the commercialization aspect of the property, (e.g., requiring sprinklers).

Paul Ficalora, PH 3/28/18

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?

Daniel Hargraves, Letter 21, 4/10/18

Response G6:

Comment noted, see Response to Comment G1.

Comment G7:

The Zoning Code should be amended to recognize the “built reality” of the Historic District and reduce the need for automatic Zoning Board applications for variances.

Earl Ferguson, Letter 1, 3/16/18

Response G7:

Comment noted. CPU Goal/Action Item G8 is a continuing goal from the 2003 Comprehensive Plan.

Comment G8:

Adopt procedures to reduce the time and expense of processing applications for renovation projects in the Historic District

Adopt incentive provisions to benefit property owners who wish to maintain the historic and architectural character of their properties and encourage them to consider engaging in the local landmark process.

Continue to provide educational support and resource information on materials and services that could assist property owners with improvements, alterations or renovations of historic properties.

The IHDC would like to offer some additional recommendations for the Board's consideration.
Earl Ferguson, Letter 1, 3/16/18

Response G8:

Comments noted. The Goals/Action Items are listed under the Additional Recommendations section of Section G – Preserving and Enhancing the Historic Character of the Village.

Comment G9:

The issue, as we all know, is that Irvington has lost 50 historic homes over 100 years, including 3 or 4 in the last 15 years. These beautiful homes are lost to a religious or other not-for-profit group, and then they are lost as taxpayers and they are lost to the community, or they are lost to the bulldozer when developed with higher density properties. We fully support the committee's recommendations as they relate to the historic homes across the Village of Irvington.

Martin Dolan, Letter 9, 3/26/18

Response G9:

Comment noted. Refer also to Goal/Action Items G2 through G8 in the Comprehensive Plan Update.

Appendix A:
Written Comments

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Letter 1

16 March 2018

Village of Irvington
85 Main Street
Irvington, New York

Regarding: The Village of Irvington Comprehensive Plan Update

Dear Mayor Smith and Members of the Board of Trustees,

The Irvington Historic District Committee supports the Comprehensive Plan Committee's draft recommendations regarding preservation and enhancement of the historic character of the Village to be considered for inclusion in the updated Comprehensive Plan. In particular, regarding the Historic District, we encourage approval of the following recommendations:

The Zoning Code should be amended to recognize the "built reality" of the Historic District and reduce the need for automatic Zoning Board applications for variances. This subject remains an important concern for the IHDC, and we would like to assist in the Board's review and consideration of recommendations from the Comprehensive Plan Committee and qualified zoning consultants engaged by the Village. **G7**

Adopt procedures to reduce the time and expense of processing applications for renovation projects in the Historic District **G8**

Adopt incentive provisions to benefit property owners who wish to maintain the historic and architectural character of their properties and encourage them to consider engaging in the local landmark process. **G8**

Efforts should be made to eliminate utility lines constructed above ground on Main Street. **E2**

Continue to provide educational support and resource information on materials and services that could assist property owners with improvements, alterations or renovations of historic properties. The IHDC would like to offer some additional recommendations for the Board's consideration. **G8**

We thank you, the Village administration, and the Comprehensive Plan Committee for your efforts to preserve and enhance our beautiful community.

Earl Ferguson, Co-Chair & Members of the Historic District Committee

cc: Lawrence Schopfer, Village Administrator

Letter 2

3/16/2018

Mayor Brian Smith
Village Administrator Larry Schopfer

Re: Using historically significant residences for such uses as weddings, parties, tours, and lectures. G1

We are disappointed the Village has decided to recommend that owners of large, older homes be allowed to host commercial parties for profit. This will transform our tranquil neighborhood into a commercialized zone that negatively impacts its character, livability, and safety. By allowing commercial usage of residential homes you are permitting some residents to profit at their neighbors' expense. Those who respect the domestic nature of their neighborhood will see a negative impact of rezoning on their home's value without the benefit of commercial income. It is thus an unfair transfer of wealth from those who bought into a residential neighborhood to raise their families to a few profiteers who make money to the detriment of their neighbors. It could also negatively impact the tax base of the village if home values drop due to rezoning, which could very likely occur.

Our home is located at 3 Clifton Place. Shortly after we moved in, a new neighbor introduced himself and declared *"You've landed in real clover. The best place in Westchester!"* We couldn't agree more. Our street is quiet, graceful ancient trees lend equanimity, and yet we are an easy walking distance to Ardsley-on-Hudson train station, and both Irvington and Dobbs Ferry villages. We didn't have to move from LA to Irvington. We chose to move because we fell in love with this neighborhood.

But now Ardsley Park is unfortunately already feeling the strain of commercialization. The large residence at 2 Clifton hosts parties. Lots of them (see AirBnB). Sometimes they are small and sometimes they are large. And frequently the guests party hard. They drink, yell, and play loud music. But it's not the guests' fault. In good faith, they paid top dollar for an event space. Our question is why would we ever invite this element into our Irvington residential neighborhoods?

From firsthand experience, these out-of-town partiers are a nuisance at best and dangerous at worst. Traffic increases, strangers become lost and wonder onto our property, garbage accumulates on our street, including condoms and cigarette wrappers, and the noise – music, shouting, microphones – is the worst. We don't even feel safe allowing our kids to ride their bikes when events take place at 2 Clifton. Impatient Porsches beep at our children and lost men stroll across our yard asking for direction to 2 Clifton. We've had 4 people actually walk into our house thinking they'd arrived at the party. This is not why we moved to Irvington!

The worst are weddings. These tend to be large events, with lots of cars and the most noise. The music has been so loud at times that my daughter, whose room faces 2 Clifton, can't fall asleep. Items on her shelf are literally rattling to the base beats. We've had a large man with large gold chains smoking in front of our house ask me "what are you looking at..." When I politely but firmly told an Uber driver he had the wrong house and to please leave my driveway, I was threatened "you better watch your back." Seriously, Irvington, is this our future?

We feel strongly that allowing commercial events to take place in our neighborhood isn't fair. Who benefits? Homeowners who create cool event spaces. Who loses? Everyone else. When we bought our

home we didn't know the Village would allow a commercial event space to sprout across the street. There's absolutely no way we would have bought this property had we known!

The Village must seriously consider the negative spiral of events that could occur. If the economics of an event space work for 2 Clifton, they will work for other properties. There isn't a lot of supply (most communities in the metro area ban this type of activity in purely residential neighborhoods) and demand is great with NYC less than 20 miles away. Soon we could find many hotspot commercial zones emerge within our neighborhoods. One could envision vast transfer of wealth to those willing to commercialize their properties from those who simply seek a quiet place to call home and raise a family. Over time we suspect this will lower the attractiveness of moving to Irvington for many potential families and consequentially pressure home values throughout the Village. We picked Irvington over Manhattan, Brooklyn, Larchmont, and Santa Monica CA. We have a great thing going here and are very worried this zoning change could change much of what makes Irvington special.

We reject the claim that older, large homes can't be maintained without commercializing them. That's bogus. There are countless homes in Westchester and Manhattan that are far more expensive than homes in Irvington, and there are a ton of people of means who can afford them in the NYC area. If through misfortune or improvidence a home becomes too expensive, these homes will all sell. There are buyers out there at realistic prices. We own a large, old home. It isn't cheap to maintain. But we love it. We spend what we must to keep her in good condition, as does everyone in the neighborhood. If we could no longer afford the upkeep or didn't see the benefit, we'd sell it. We'd never ask the Village to commercialize our property and annoy our neighbors and diminish their property values merely to allow us to afford possession. That would be incredibly unfair to everyone else in Irvington. It's a perverse form of social welfare that benefits some of the wealthiest people in our Village at the expense of entire neighborhoods.

There are many large, older homes in Ardsley Park. We believe neighborhoods like ours could be more negatively impacted than some other areas in the Village. Given the disparate impact, we think residents of each neighborhood should determine whether homes in their area should be allowed to hold commercial events. At the very least, we recommend allowing Ardsley Park residents to determine the nature of their neighborhood – Ardsley Park families should decide whether or not event spaces are allowed in our neighborhood.

We obviously feel strongly about this matter. We bought our home on assurances our neighborhood was a residential street. We've already experienced what's it's like to have a party house across the street. Frankly, it's horrible. It impairs our enjoyment of our home and its value. If the Village permits such activity in our neighborhood, we will unfortunately have no choice but to consider retaining legal counsel and opposing this measure most vigorously.

Best regards,

Scott and Mai Sykes
3 Clifton Place



Letter 3

ARDSLEY PARK PROPERTY OWNERS ASSOCIATION, INC.

Box 93

Ardsley-on-Hudson, N.Y. 10503

March 19, 2018

Hon. Brian Smith and the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

RE: COMMENTS ON DRAFT COMPREHENSIVE PLAN

Dear Mayor Smith and the Board of Trustees,

Thank you for the opportunity to formally comment on the draft Comprehensive Plan for the Village of Irvington. Consistent with our past communications to Village of Irvington's Board of Trustees (**BOT**), the Ardsley Park Property Owner's Association (**APPOA**) remains seriously concerned regarding the Village's recommendations to change the Village Code to allow for use of residences for short-term rental (Airbnb and VBRO), and, especially, allow for the use of historic homes for third-party events such as weddings, fundraisers, tours and lectures. Recent history has clearly demonstrated that the Village has consistently failed to enforce against illegal uses and their negative impacts including noise, parking, and trespassing. Rather, the surrounding property owners and community who are adversely affected by the impacts themselves must also take on the additional burdens of monitoring and reporting. Our position is consistent with our in-person comments made during BOT meetings, as well as our written correspondences, and the minutes from our Annual Meeting which were transmitted to the BOT.

B1
G1

In general, APPOA maintains that all property owners in a residential community share equal rights to the use and "quiet enjoyment" of their property. The Village's apparent course to increase some residential property owner's rights to allow for commercial uses is at the expense of other residential owner's rights and is wrong. It unfairly disadvantages the immediate neighbors and negatively impacts the surrounding community. No property owners should be able to benefit economically over the rights of their neighbors. Selectively altering property owner's rights for the purpose of increasing affordability while disenfranchising others is a dangerous precedent and well beyond the Village of Irvington's purview. A property owner has a real expectation that the local municipality will uphold the basic precepts of its zoning code that separates residential and commercial uses and not act arbitrarily and capriciously to inequitably alter them.

The BOT knows well that Ardsley Park has had recent experiences with the detrimental effects of allowing commercial uses inside of our historic, residential community. At APPOA's urging, Scott and Mai Sykes of 3 Clifton Place, have submitted formal, written comments to the BOT as part of the Public Hearing process dated March 16, 2018. The Sykes detail their first-hand experiences with nuisance-like impacts of noise, property trespassing, family safety concerns, traffic, and garbage that are all related to their neighbor's unlawful use of his residential property for commercial purposes.

Notably, during this time, neither Airbnb, nor allowing historic residences to be used as event spaces are permitted under the Village's Code. Despite multiple complaints to the Village from the Sykes, other impacted neighbors, and APPOA, itself, this noxious use has continued for years. The Village is still yet to take adequate action to enforce its local laws and relieve the Sykes of these unlawful impacts. Today, the Sykes fear the approach of the coming warm season when they are convinced that these commercial-based impacts will unquestionably escalate. It's ironic that the Village of Irvington now seeks support from its residential property owners to permit Airbnb and the use of historic residents as event space which would legitimize the noxious uses of the Sykes' unlawful neighbor. As a result, the Sykes, who see no relief in sight, are discussing putting their house up for sale.

APPOA is a 97-year-old neighborhood organization that works to enhance a sense of community and to represent and protect homeowner's interest within the historic boundaries of Ardsley Park. With the expansion of Mercy College, the commercialization of the Ardsley-on-Hudson Train Station, Ardsley Park is feeling the considerable strain of commercialization within its historic, residential boundaries. Permitting Airbnb and allowing historic properties to be used as event spaces is another enormous step on the commercialization continuum resulting in the decline of our residential community. As in the past, APPOA is resolved to protect its time-honored historic park boundaries from the unwanted impacts of commercialization and will be a strident advocate in doing so. We appeal to the Village of Irvington to protect, enhance and celebrate one of its most quaint, residential historic communities and abandon its current contradictory role as the leading advocate for a negative change.

Thank you for the opportunity to comment and for bringing this bringing this important matter to our attention.

Respectfully yours,
Ardsley Park Property Owners Association, Inc.


Nicholas C. Moore, President

Mr. Larry Schopfer, Irvington Village Administrator

Letter 4

Draft Comprehensive Plan Recommendation

Restripe Broadway for safety, traffic calming, and maintaining Village aesthetics

My name is Edward C. Ball and I live here in Irvington at 35 South Broadway, Apartment N6. I am retired and my professional background includes access (traffic flow as well as safety for students, pedestrians and bicyclists), parking, and transit services.

I am a newcomer to Irvington and join other residents in their concern for the Broadway traffic's impact on the quality of life in Irvington. The Draft March 2018 Comprehensive Plan Update raises issues including speed and safety on Broadway. I believe that a simple restriping of Broadway throughout the Village will address, and possibly resolve, all of the safety and traffic issues raised in the Draft.

Currently,

- Entering the Village from the north, people are driving on a two through lane road with a two-way turning center lane before driving on a four-lane road until they get to St. Barnabas;
- From St. Barnabas to Sycamore, Broadway is a two through lane road with left- and right-turn lanes at Main Street and on-street parking from Main to Sycamore;
- From Sycamore to exiting the Village to the south, Broadway is a four-lane road until it becomes a two-lane road with on-street parking at the Dobbs Ferry High School.

Restriping Broadway will result in a two through lane road, with a two-way left-turn lane in the center and designated north / south bike lanes plus room for sidewalks on both sides of Broadway. A6

Recommendation,

- Recognize that the two-lane roadway at Main Street in Irvington, in Tarrytown at Lyndhurst Mansion, and in Dobbs Ferry at the high school constrict, but do not eliminate or stop, the volume of commuter traffic flowing through Irvington each day;
- Improve safety on Broadway and reduce the average vehicle speed to about 32 – 36 MPH, without impacting traffic operations, by establishing 10' travel lanes throughout Irvington (<https://nacto.org/publication/urban-street-design-guide/street-design-elements/lane-width/>);
- Decrease the probability of serious vehicle-pedestrian collisions by reducing the Broadway crossing distance by establishing 10' travel lanes, with a center 10' two-way left turn lane that will become a "pedestrian safety zone" throughout Irvington (<https://streets.mn/2015/11/03/chart-of-the-day-lane-width-vs-speed-on-suburban-streets/>); and,
- Restripe Broadway throughout Irvington so there is consistency in roadway design for drivers – at the center-line of the roadway paint a 10' two-way left turn lane with a 10' drive lane for vehicles on either side. This will leave room for 4' clear sidewalks and 5' bike lanes on both sides of the traffic lanes (https://www.dot.ny.gov/divisions/engineering/design/dgab/hdm/hdm-repository/chapt_02.pdf)

Please contact me via cell (951 – 237 -9818) or email (EdCBall10533@gmail.com) should you have questions or suggestions. Thank you.



Letter 5

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: 2018 Comprehensive Plan
Date: Thursday, March 22, 2018 11:16:25 AM

From: Bruce Keltz [mailto:bbkeltz@gmail.com]
Sent: Thursday, March 22, 2018 11:04 AM
To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>
Subject: 2018 Comprehensive Plan

As long time residents of Hudson House we are strongly opposed to the following components of your 2018 Comprehensive Plan:

- 1) Modernize the Zoning Code's provisions on on home occupations **B1**
(Airbnb and VRBO) in residential districts.
- 2) Special events such as weddings, fund-raising events, tours and lectures, should be permitted, by special permit, in formally designated historically and/or **G1** architecturally significant residences.

Our experience with one such residence last summer was sufficient for us to voice our opposition to the use of any residence for the purposes expressed in 1) and 2) above.

In simple terms residences are to live in and not for business ventures.
Respectfully submitted,
Bruce and Barbara Keltz

Letter 6

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Irvington's Comprehensive Plan
Date: Thursday, March 22, 2018 5:32:38 PM

From: anne altman [mailto:anne_altman@yahoo.com]
Sent: Thursday, March 22, 2018 1:53 PM
To: Brian Smith <bsmith@irvingtonny.gov>; Mark Gilliland <mgilliland@irvingtonny.gov>; Connie Kehoe <ckehoe@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>; Larry Lonky <lloony@irvingtonny.gov>; Janice Silverberg <jsilverberg@irvingtonny.gov>
Cc: Larry Schopfer <lschopfer@irvingtonny.gov>
Subject: Irvington's Comprehensive Plan

Dear Mayor Smith and Board of Trustees,

That the Village of Irvington has considered an environmentally-conscious idea like bee keeping is an extremely exciting and progressive step! Giving wildlife a place in our overdeveloped cosmetic landscapes is crucial to their survival (and ours). But without enforced laws to protect hives - let alone the human population (residents *and* crews) - from the dangers of pesticides and highly-polluting industrial machines like gas mowers and blowers, bee keeping is impossible to suggest. One can't keep honey bees if a neighbor has a contract with a mosquito service spraying pyrethrins - compounds toxic to bees, ducks, aquatic life, and a myriad of other invertebrates.* To suggest residents would need insulation from neighboring bee hives is misinformation in a critical time when our food pollinators need all the help they can get.** Nature needs protection from mankind and not the other way around. **B5**

"Sustainable happiness," according to Catherine O'Brien is happiness that contributes to individual, community, and/or global well-being and does not exploit other people, the environment, or future generations." In Elin Kelsey's book "Not Your Typical Book About the Environment," she reveals the results of Professor O'Brien's global study, Top Ten Qualities of Delightful Places:

- 1) A pleasure to walk or bike through
- 2) Peaceful
- 3) Beautiful
- 4) Appealing to kids, adults and seniors
- 5) Lots of nature and green spaces
- 6) Welcoming
- 7) Lovely sounds of water, the wind, silence, people talking, and birds
- 8) The smell of earth, water, flowers and food
- 9 A perfect place to relax
- 10) Endless opportunities to camp, canoe, garden, hike, swim, nap or simply think.

If a comprehensive plan is a plan for the future, Irvington must have forward-thinking, far-sighted goals. Where to start? Due diligence, observing the world around us, paying attention to our own habits, and doing things differently. We can learn from Bedford's ambition to reduce carbon emissions 20% by 2020

with programs which include the promotion of healthy, ecologically-responsible, yard maintenance. We can look to Rye for their plastic bag ban, Dobbs Ferry for their success with recycling, Scarsdale with curbside composting, and states like Maine and Maryland for legislation on pesticides on private and public land. Serious traffic-calming, enforcement and penalties to discourage speeding motorists on Main Street/Station Road/Broadway are necessary. For the Village to retain the claim of "walkability," we must welcome, encourage, and protect the pedestrians.

Little changes add up. For two years, instead of tossing out his apple core at school, my 2nd grader has brought it home each day to be composted. With this one simple act, he has conservatively prevented over 100 lbs. of organic material from entering Irvington's trash haul, saving tax payer money and toll on the environment. Imagine if he had started earlier or if every student did the same thing! A Mayor and Board who lead by example to incorporate, promote, and demonstrate environmental stewardship strategies will be the keys to the cultural shift Irvington needs to be a thriving, sustainable community (and truly clean and green)!

Sincerely,

Anne Altman

* <http://pmep.cce.cornell.edu/profiles/extoxnet/pyrethrins-ziram/pyrethrins-ext.html>

**<http://pollinator.org/assets/generalFiles/NAPPC.NoFear.brochFINAL.pdf>



Virus-free. www.avg.com

Letter 7

March 23, 2018

Hon. Brian Smith and the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

Comments on Comprehensive Plan

Dear Mayor Smith and the Board of Trustees,

As a resident of Ardsley Park for the last 15 years, I would like to express my strong support for the comments that Nicholas Moore has made to you and the Board in his letter dated March 19, 2018 on behalf of APPOA and its members. I echo all of the concerns Nicholas has raised.

I do not believe that the rules governing our residential neighborhood should be changed with the stroke of a pen, given that all property owners in Ardsley Park purchased their properties in good faith knowing that their homes lie within a residential neighborhood and they have thus committed themselves to being good neighbors and upholding those values. Occasionally, however, we have seen instances of neighbors trying to profit on their residences at the expense of their neighbors. This seems often to occur when a home for sale lingers on the market due to the owner's unreasonable opposition to lowering the asking price. We saw that with our former neighbor at 65 Field Terrace. When their house lingered on the market for years, they decided to supplement their income by renting their house out for movie shoots. The last movie shoot a few years ago illustrates exactly why changing residential houses into commercial venues is a bad idea. The owner obtained the necessary permit for a movie shoot, and we were advised (as required) by mail of this date/time/activity. Unfortunately, the time changed at short notice from one day to the next. The notice did refer to possible loud noises and gunshot sounds but specified that this would end by 11pm on that Friday night. That deadline was ignored, and explosions continued, despite calls to the Irvington police and eventually conversations with the officers stationed in the area apparently to monitor the activity. Those officers repeatedly stated, as time passed and 2:00 AM came and went, that they had no power to enforce the limits stated in the permit. This seemed quite puzzling to us, because if a permit's limitations can be ignored, what is the point of a permit process in the first place?

At the APPOA meeting that coincidentally was held the next weekend, I expressed my concerns to you, Mr. Mayor. You were very honest in your reaction and offered sympathy for what had transpired. The only good news in this story is that our former neighbors ended up lowering their asking price on their house and it sold to a lovely family that moved in last year.

However, this experience leaves me very concerned that references in the proposal to a “special permit” being required for commercial events at residential properties will similarly be an empty limitation that will not be enforced and not stop the activities from ruining the quiet enjoyment owed to neighboring properties. You have received the letter from the Sykes family protesting repeated transgressions at 2 Clifton Place, which clearly are occurring in the absence of any permit or other legal authority, but once again there has been no effective enforcement. This has left me convinced that there should be no commercial event activity permitted at residential properties, because the Village seems unwilling to enforce its own requirements. If existing requirements can be ignored without remedy, any “permits” are likely to be abused too.

If the point of an exception for properties of historical or other significance is to permit owners to raise funds to maintain the properties and protect their historic or other noteworthy character, then at a minimum it should be required that any funds raised from the commercial event activity should be held separate and used only for such expenses, to ensure that the stated purpose of this exception is actually respected. However, for the reasons stated above, I have no confidence that the Village would be able or even willing to enforce such requirements, and so they likely would be ignored by the historic homeowner in the same way that existing laws are ignored and neighbors abused.

I encourage you and the Board to strongly consider all of these issues with Airbnb and the commercial use of properties in a residential neighborhood before adopting any changes to the village code.

Sincerely,

Kristen DeLaMater
5 Belmont Drive

CC: Nicholas Moore, President, APPOA
Larry Schopfer, Village Administrator

Letter 8

March 25, 2018

Hon. Brian Smith and the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

Dear Mayor Smith and the Board of Trustees,

As a longstanding resident who has donated thousands of volunteer hours for the beautification and betterment of the Village of Irvington, I am very disappointed that you have chosen to place the interests of a few property owners, their “guests” and tourists over the well-being of our quiet, family-oriented neighborhoods and their tax-paying residents. I **strongly oppose your recommendation to change the Village Code to allow for short term rentals of private residences (via Airbnb and VBRO) and for the use of “historic homes” to host third-party events such as weddings, fundraisers, lectures, etc.**

B1
G1

Twenty-first century technology may have enabled the development of short term rentals; however, the current situation in Irvington can be placed entirely at your feet. You have been completely unwilling or unable to enforce the current code that clearly disallows these illegal activities. For example, the owner of the residence of 2 Clifton continues to openly and consistently flout the Village laws. You do nothing about it despite the fact that neighbors who are suffering have registered their complaints. Your dereliction of duty is appalling and gives residents of Irvington no reason to believe you would enforce any of the proposed changes—except collection of the “fees.” The reality of what you propose is to place the interests of a few owners and your greed for “fees” above the welfare of the Village as a whole.

Commercialization of residential properties to satisfy personal property owners’ needs, at the expense of neighbors’ rights and well-being, should not be a 21st century reality in Irvington. Personal financial decisions and circumstances, such as burdensome property taxes or costly residences, may often require difficult personal decisions. However, it is not the role of the Village and its residents to share that burden. Rather, Village leadership should look for ways to reduce Village expenses. Properties may be sold, even at a loss, subdivided or even demolished if maintenance becomes too costly. However, infringing upon other residents’ rights and expectations is never the solution.

G1

Ardsley Park and other longstanding neighborhoods in Irvington represent the charm and allure of this wonderful community. These proposed changes to the Village Code will destroy this community, its property values and the appeal of living in this village.

Sincerely,

Anne Myers
5 Bertha Place

Letter 9

March 26th, 2018

Connie Kehoe and Bruce Clark
Historic Irvington sub-committee co-chairs

Just a few thoughts to share for Wednesday's meeting:

1. Committee process. Thank you to the Village leadership, the committee and sub-committee members, and to the many survey respondents for their involvement and empathy. Following the Town of Greenburgh tax re-valuation, establishing this process was quite timely. I was very grateful to be involved.
2. Recommendations. Our family fully supports the recommendation to allow supervised short-term rentals through modern booking systems and also the proposals to allow historic district property owners the "B&B option" as a tool to help optimize and retain their homes in the face of ever-escalating property taxes and elimination of deductions. Having lived on Main Street for many years, I know these options will be welcomed. **B3**
3. Historic homes. The issue, as we all know, is that Irvington has lost 50 historic homes over 100 years, including 3 or 4 in the last 15 years. These beautiful homes are lost to a religious or other not-for-profit group, and then they are lost as taxpayers and they are lost to the community, or they are lost to the bulldozer when developed with higher density properties. We fully support the committee's recommendations as they relate to the historic homes across the Village of Irvington. **G9**
4. Villa Nuits. Our family would like to say THANK YOU. Villa Nuits is one of a few thousand residential properties designated by the National Trust for Historic Preservation as having exceptional qualities in illustrating the heritage of the United States. Our goal is to keep Villa Nuits as a private residence and on the Village's tax rolls. Yet, with 18 bedrooms, and a historic designation, high taxes, very high insurance and with high specialty maintenance costs, our options are limited. We have been offered religious and health care/not for profit options in the past -- the Village and our neighbors know we have turned these offers down due to our appreciation for the impact on the Village and the neighborhood as a whole. **G2**

Within the Village's recommendations we see a promising path to allow us to (i) have a fighting chance to remain as a private residence, (ii) open further the access to Villa Nuits to the local community; and, (iii) increase (not decrease) our tax contribution through

permit fees. Thank you for considering this opportunity which we believe will benefit the community as a whole, today, and in the future.

5. *Implementation.* Of course, specific details matter, and mistakes will be made, across the changes recommended by the historic as well as other sub-committees. We've made mistakes at Villa Nuits: I apologize profoundly for those. We are well aware that we have 100+ happy Village residents next door at Hudson House, and many others in our neighborhood. These are also our friends, not just our neighbors. They, and the Village, want to be proud of Irvington's historic homes. That is our goal too. We need and welcome your feedback to get it right.

As everyone knows, Irvington is a special place. Whether it has been raising funds for the McVickar house, moving the library, developing Bridge Street, expanding the High School, you name it, (speaking from 60+ years of our family's experience) the Village administration and its neighbors, neighborhoods, and residents have always looked past the individual 'zero sum game'. This civic spirit has allowed Irvington's leadership to balance the reality of required changes with the need to appreciate the past and to respect everyone's perspectives.

We look forward very much to supporting the Village as these various policy changes develop into law. We will do all we can to contribute.

Your sincerely, on behalf of the Dolan family as a whole,

Martin Dolan

2 Clifton Place

Irvington NY 10533

The Office of
Joseph Pell Lombardi
Architect

Letter 10

412 Broadway
New York, NY 10013
Tel: 001 212 349-0700 Fax: 001 212 732-4083
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www.JosephPellLombardi.com

March 23, 2018

Mr. Lawrence Schopfer, Village Administrator
Irvington Village Hall, 85 Main Street
Irvington, NY 10533

Re: 2018 Comprehensive Plan Update

Dear Lawrence,

For 40 years, I have owned the Armour-Stiner (Octagon) House at 45 West Clinton Avenue in of the Village of Irvington. The house is a National Historic Landmark, meaning that it is 1 of only 2,500 nationally significant historic places designated by the Secretary of the Interior as having exceptional qualities in illustrating the heritage of the United States. In recent years, the cost of maintenance, taxes and insurance have increased out of proportion with traditional home ownership.

I am sending you this letter in strong support of the *2018 Comprehensive Plan Update*. Specifically, I am urging you to consider the recommended goals in Chapter 4, section G “Preserving and Enhancing the Historic Character of the Village.”

There is a substantial financial burden for property owners to maintain historic resources. The burdens typically require significantly more maintenance (they were built at a time when labor was inexpensive), taxes (they are often on larger parcels with tax assessments based upon sub-division) and insurance (replacement costs are prohibitive). The amendment of the Zoning Code to permit **Action Item G1**, would assist property owners in managing the financial hardship of perpetuating these historic resources. In addition, permitting owners to host events, tours and lectures would contribute to the cultural heritage of the Village of Irvington.

G2

In order to offset some of the burden of owning a historic residence, municipalities throughout the world assist in their continuing existence by allowing museum and event use to produce off-setting income. The Village of Irvington should be applauded for their forward looking efforts to facilitate preserving its precious built environment. During the coming centuries, future Irvington residents will look back to these efforts with gratitude.

Sincerely,



Joseph Pell Lombardi

Letter 11

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Using historically significant residences for such uses as weddings, parties, tours, and lectures.
Date: Tuesday, March 27, 2018 1:01:03 PM

-----Original Message-----

From: John Esposito [<mailto:johnesposito@me.com>]
Sent: Tuesday, March 27, 2018 12:08 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>; Brian Smith <bsmith@irvingtonny.gov>
Subject: Re: Using historically significant residences for such uses as weddings, parties, tours, and lectures.

G1

Dear Mayor Smith & Village Administrator Schopfer,

I am writing to express my disappointment that the village of Irvington is considering allowing older homes to host commercial parties for profit. I guess as an owner of a large historical home at 33 Matthiessen Park I could gain financially but that is not why my wife and I purchased this house. Allowing for this type of activity in residential districts will dramatically change the characteristic of these neighborhoods, and if the practice is abused like it is in Ardsley Park, it will then destroy the property value you claim this change is suppose to protect. Why should the few who own such homes gain monetarily at the costs of the many who do not own such homes. AirBnB and laws like this have destroyed many a village such as Montauk, Point Pleasant etc... In fact many towns are now taking steps to stop these nuisances. Why should Irvington go down a path that has been proven a loser in so many other places.

Have either of you spent time in Ardsley park during one of these parties? Have you gone by to pick up the garbage afterwards? Have your children tried to sleep when weekend after weekend a wedding is happening across the street? Our house has 5 acres with plenty of parking as I own the 2 acre road that leads to the house, so if this law passes I guess I could have a wedding for 300 plus people every weekend. Who wouldn't want to have their wedding at a beautiful home overlooking the Hudson that is only a train ride and short walk away from Manhattan. We might have the highest taxes in Irvington so it would definitely help us defray the cost. However I am pretty sure my neighbors wouldn't be so happy. I guess some of them could claim they have a historic house, and have their own parties, but definitely not all of them, but that is what they get for not buying an expensive historic home. Obviously I am being facetious, but this is the scenario that could play out in different areas of Irvington.

As for the worry that these homes will be torn down or subdivided because of the burden of maintenance, as an owner of an historical home with 5 acres I find this a weak argument. We purchased our home with eyes wide open on the costs and maintenance. If we ever were to have financial difficulties the answer isn't to change the laws and zoning but to sell our house at a price that make sense and moves the house. Expensive houses sell all of the time in Westchester. Are the tax codes in Westchester a massive burden that should be addressed, of course but why should the rich who can afford nice old homes benefit from these new laws while a citizen who lives in house not deemed historic not. Why not allow all houses to benefit and have parties through rentals? Riverview has some nice homes that might not qualify as historic, but I am sure that NYC people looking for a break from the city wouldn't mind having a weekend party up there? If you lived next to one of these homes that was having large parties every weekend I think your recommendation would be different.

Finally, when my wife and I tried to build an attached cottage so that her elderly parents could live with us on our property the reaction of the town was to protect the neighborhood. To protect our neighborhood the town has put in place the most restrictive coverage laws in the town. The board looked at every detail of our plans and forced many changes and even then it wasn't a sure thing we would be approved. The constant question brought up was "will this renovation change the nature of our neighborhood". All of this for a well designed addition that all of our neighbors approved of and signed letter stating so. If the town is so worried about the nature of neighborhoods why would it ever consider a law like this that will definitely destroy the nature of the neighborhood we chose to buy

into.

Sincerely

John Esposito
johnesposito@me.com

Letter 12

2 Dows Lane
Irvington, New York 10533

March 27, 2018

Comprehensive Plan Update Committee
Village of Irvington
85 Main Street
Irvington, NY 10533

To the Committee:

I am writing this letter because I will not be able to attend the postponed March 28 Village meeting where residents can express views about the proposed Village Comprehensive Plan update.

I do believe that the concerns expressed by some residents about the Village proposal to legalize “third-party events” in Village homes are well taken. They are correct that the proposal, if enacted, may decrease the value of homes of neighbors, may potentially increase the frequency of events that diminish their ability to enjoy peace and quiet in their homes, and would act as a value transfer by the Village from neighbors to the third-party event sponsors.

The problem the Village faces, however, is that these events are already taking place in Irvington but the Village apparently does not have the means or process to deal with them. Why then include in the Comprehensive Plan update a proposal to permit these events? In my view, the justification is that the process proposed by the Village offers the possibility of effectively regulating and restricting these events in the future. Sponsors in the future would have to apply for and receive a general permit, which would require them to demonstrate that their location, facilities, parking and other aspects of the property would allow them to even be considered as an approved sponsor. If they pass that test, then before each and every proposed event, they would have to submit a separate application, which would lay out the specifics of the event, such as type of event, number of attendees, hours of activity, arrangements for parking and traffic control, and other factors. If the result of the general permit application and the specific permit application is that an event can occur under reasonable and controlled circumstances, in particular without unreasonable annoyance to neighbors, then some events may occur with appropriate restrictions. If on the other hand, the proposed sponsor cannot demonstrate that such an event should be approved, then the Village should not permit it. There is no inherent right to sponsor income-generating parties in residential areas, and if the proposed future process results in few or no events being permitted, so be it. Sponsoring a non-approved commercial event should lead to a substantial fine and additional legal action.

G3

Of course, the proposed process will only work if the Village enforces it. I am disturbed to see letters from residents stating that, in the past, restrictions in permits have not been enforced. If the Village does not enforce its rules, than this aspect of the Comprehensive Plan's update, in my view, is counter-productive.

If this proposed procedure does not eliminate obnoxious party events, then some other rules will have to be enacted, and enforced. But the present situation of party events occurring without formal restrictions reportedly is not working, so the Village must do something else.

Very truly yours,

A handwritten signature in cursive script that reads "Bruce E. Clark".

Bruce E. Clark

Letter 13

27 March, 2018

Mayor Brian Smith,
Village Administrator Larry Shopfer,
Village Trustees,

I am unable to attend tomorrow night's public hearing on the draft revisions to the village's comprehensive plan. I would, however, like to express a few thoughts about the proposed regulations for short-term rentals, specifically those governing special events held at privately-owned "historic/architecturally significant homes."

G1

My understanding is that public feedback from the village's online survey is heavily in favor of allowing events such as "weddings, fundraising events, tours, and lectures" at historic/architecturally significant homes, provided these events are subject to unspecified "restrictions." I hope that you know better than to rely on online survey results when making public-policy decisions, but just for my peace of mind as a political scientist: because people self-select into participation in online surveys, the sample is non-random. People with strong opinions (for or against the question) are more likely to participate. Perhaps the sample is more favorable than general public opinion because would-be event sponsors participated at a higher rate than "average" homeowners due to their financial interest in the outcome. Or perhaps the sample is more negative than general public opinion because the most vigorous opponents of the new rules participated at higher rates than the "average" homeowner. Because the sample is likely biased (in an unpredictable direction), it is difficult or impossible to draw meaningful inferences about overall public opinion from the survey. Take it with a grain of salt, if you take it at all.

Personally, I can see both sides of the issue. I have attended a house-tour fundraiser for the Irvington Historical Society at the Armour-Steiner house in my own neighborhood. This was a wonderful daylight event that was certainly worth the minor parking troubles on West Clinton. The house itself is a meticulously-restored gem, the event was organized with the greatest care, and there's clearly a public interest in allowing similar events in the future.

G5

On the other hand, we have friends in town who have suffered considerable hardship due to raucous private parties at properties that have been rented out for profit: traffic congestion, illegal parking, trespassing, drunken and disorderly conduct, and even physical threats by belligerent partygoers. These sorts of problems are borne by the immediate neighbors of significant/historical properties, and I would guess that most village residents aren't even aware of them. There have been numerous news stories about neighborhoods around the country confronted with problems from "party houses" created by the "new sharing economy." There is a clear public interest in preventing large significant/historical properties from becoming public nuisances.

As I read the language of "Goal/Action Item G1," the intent behind the proposed regulations is to

allow only certain types of events (weddings, fundraising events, tours, and lectures), implicitly—but not explicitly—excluding other sorts of events like raves, amplified concerts or amplified dance parties. The “action plan” calls for the creation of a layered permit system: property owners would be obliged to seek a general permit establishing the general parameters for events permitted at the property, plus an additional subsidiary permit for each individual event. This seems like a good first cut at the problem, but I urge you to give the new regulatory regime some additional thought.

The problem, of course, is how to allow “good” events without writing language that leaves loopholes permitting “bad” events, and that is no small task. In general, permitting for-profit events (rather than just charitable fundraisers and the like) makes this task more difficult by creating a financial incentive for owners of significant/historical properties to look for ways to circumvent any regulatory regime. Neighbors do not share in the profits, but they do suffer a host of spillover costs.

I think the village should re-consider listing “weddings” among the specific permissible classes of events, unless they are carefully distinguished from post-ceremony parties with alcohol and amplified music. I think that the village should consider adding language that holds the property owners responsible for the behavior of their guests, lest property owners write contracts in bad faith with a wink and a nod and then plead ignorance when their guests deviate from the agreed terms. I think that the village should add language to the new regulations for short-term rentals and Airbnbs to explicitly prohibit parties hosted by renters in order to close an obvious potential loophole (preventing property owners from contracting for high-cost weekend “residential” rentals to guests who then put on events “on their own”). I think there should be specific language governing the consumption of alcohol at private events at significant/historical properties, and it may be advisable to make property owners responsible for any additional public safety measures needed during events. In general, I urge the village to carefully review and revise the language to be included in the new comprehensive plan to make sure it protects the neighborhoods where significant/historical properties are located.

Jeffrey M. Ritter
5 Half Moon Lane

Letter 14

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Opinion regarding the draft Comprehensive Plan
Date: Wednesday, March 28, 2018 12:11:30 PM

From: Richard Pascoe [mailto:richardpascoe@yahoo.com]
Sent: Tuesday, March 27, 2018 10:23 PM
To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Clare Giffin <cmg_212@yahoo.com>
Subject: Opinion regarding the draft Comprehensive Plan

Dear Mayor Smith and Village Administrator

We are writing to you to express our strongest possible objection to the proposal in the 2018 Comprehensive plan 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" G1

We are the owners of 10 Hancock Place. We moved to the Ardsley Park neighborhood specifically for its family oriented and residential feel. We have already experienced the negative impact of events being held at 2 Clifton Place in violation of town ordinances. This includes increased traffic, loud music that can be heard several streets away and an influx of non-residents that raises concerns about the safety and security of both our property and our young family.

We do not agree that the desires of a small number of residents to run businesses within their properties should be allowed to outweigh the rights of the vast majority of homeowners who should be allowed to enjoy their properties in peace and security. We share our neighbors and APPOA's concerns about the impact of this proposal on our quality of life and also on property prices across Irvington which will surely be negatively impacted in the event that this measure passes.

We believe that the interests of the majority should be favored over the commercial interests of a very small minority and that this commercialization will negatively impact the residential nature of the neighborhood.

We request that this material be entered into the public record.

Yours sincerely,

Richard Pascoe and Clare Giffin
10 Hancock Place

Letter 15

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Opposition to Ardsley Park plan
Date: Wednesday, March 28, 2018 12:12:38 PM

-----Original Message-----

From: Julie Civale [<mailto:juliecivale@gmail.com>]
Sent: Wednesday, March 28, 2018 12:08 PM
To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Mikey <michael.civale@skadden.com>
Subject: Opposition to Ardsley Park plan

Hello,

We live on 21 Langdon Avenue in Irvington, part of the treasured Ardsley Park neighborhood, with our family of six. With four young children I do not have a lot of time to write an extended letter or attend the public hearing tonight, but please know that we stand firmly opposed to the proposed comprehensive plan to allow commercial events to be held in private homes in our community. For the reasons outlined in our neighbors' letters (see letters from the Sykes and Moore families), we believe this would deal a terrible blow to the livability, character, charm and appeal of our neighborhood. We have been considering a move to another house on Bertha Place and may consider moving entirely elsewhere if this bill is passed. I imagine many might feel similarly. Please enter this email into the public record to demonstrate our strong opposition to this plan.

Warmest regards,
Julie and Michael Civale

Sent from my iPhone

G1

Letter 16

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Heidi and David Krauss in support of APPOA, 14 Bertha Place
Date: Wednesday, March 28, 2018 3:39:52 PM

-----Original Message-----

From: David Krauss [<mailto:dkrauss4@gmail.com>]
Sent: Wednesday, March 28, 2018 3:39 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Brian Smith <bsmith@irvingtonny.gov>
Subject: Fwd: Heidi and David Krauss in support of APPOA, 14 Bertha Place

>

> Hello Brian & Larry,

>

> Heidi and I have lived In Ardsley Park for six years and we consider ourselves incredibly fortunate to live in such a wonderful community. We love the beautiful neighborhood, the sense of community and enjoy raising our daughters here. Taking nice long walks along the streets will never get old.

>

> We support APPOA's position on restricting residents that are renting out their homes for commercial events and other for profit endeavors. It's against the fabric of the neighborhood and needs to stop. We have been made aware of the situation at the Syke's house and we find it to be appalling !!! This needs to be rectified. The mere thought that the Syke's are considering moving due to the (parties, events) at Marty Dolan's house is very disconcerting. As the parents of two middle school daughters, it is very disturbing to us that random strangers are walking into our neighbors home unwelcome and there are used condoms and alcohol bottles strewn across the Syke's lawn after parties. The fact we are even dealing with such nonsense in a neighborhood where we pay a premium for the calm and peace is ridiculous.

>

> Thank you for considering our position on this serious matter. We look forward to the proactive measures that the town of Irvington will be taking.

>

> Regards

>

> Heidi and David Krauss

>

> Sent from my iPhone

G1

Letter 17

Christopher Johnson
205 S. Broadway
Irvington, NY 10533

March 28, 2018

Hon. Brian Smith and the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

Re: Comments on Draft Comprehensive Plan

Dear Mayor Smith and the Board of Trustees:

Thank you for your hard work on revising the Comprehensive Plan for the Village of Irvington. I appreciate the opportunity to formally comment on a specific aspect of the plan.

As a member of the Ardsley Park Property Owner's Association, I am concerned that changing the Village Code to allow for use of residences for short-term rental, and, especially, allow for the use of historic homes for third-party events such as weddings, fundraisers, tours and lectures, will result in negative impacts to neighboring homeowners – as well as increased cost to the Village for regulation, enforcement, public works, and policing. **G1**

My wife and I purchased a historic home in Irvington's Ardsley Park neighborhood in March 2017 because of the neighborhood's residential character, the non-commercial commuter train station, and the relative quiet of this area as compared to our prior home in Bronxville. There is no question that these houses are expensive to maintain; however, those costs are well-known prior to purchase, and there is a solid resale market. I believe that enabling whole-house rentals for events more than once or twice a year, or for short periods of time via services such as AirBNB or VRBO, puts an undue burden on neighboring homeowners – and in fact turns these homes into commercial enterprises.

I agree with the APPOA's letter of March 19, 2018 that *“all property owners in a residential community share equal rights to the use and ‘quiet enjoyment’ of their property. The Village’s apparent course to increase some residential property owner’s rights to allow for commercial uses is at the expense of other residential owner’s rights and is wrong. It unfairly disadvantages the immediate neighbors and negatively impacts the surrounding community. No property owners should be able to benefit economically over the rights of their neighbors. [...] A property owner has a real expectation that the local municipality will uphold the basic precepts of its zoning code that separates residential and commercial uses and not act arbitrarily and capriciously to inequitably alter them.”*

In sum, I believe that permitting short-term rentals, or allowing historic properties to be used as event spaces, is an unwanted commercialization of our residential community.

I appreciate the opportunity to comment on this particular aspect of the Village's Draft Comprehensive Plan, and I appreciate your service to our Irvington community.

Warm regards,

Christopher Johnson

Letter 18

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Comprehensive Plan - Action Item B2: OPPOSED
Date: Wednesday, March 28, 2018 5:45:05 PM

From: Charlie Myers [mailto:cvmyers@gmail.com]
Sent: Wednesday, March 28, 2018 5:35 PM
To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Meghan OBrien <mmobrien06@gmail.com>
Subject: Comprehensive Plan - Action Item B2: OPPOSED

Mayor Smith and Mr. Schopfer -

My name is Charles Myers. My wife Meghan, our two young sons and I moved to [8 Hancock Place](#) in Ardsley Park, Irvington in November 2017. In addition, I grew up in Ardsley Park on Bertha Place from when I was born in 1977 until the time I left for college, and have come back to spend time frequently over the last 25 years. Having spent the entirety of my life in and around Ardsley Park, I can say I know and love this special neighborhood, and as a result we made the decision to move back here to raise our family.

And so it is with great disappointment and shock that we have learned since moving here that the Village of Irvington has not only looked the other way and effectively allowed one of our neighbors to commercialize his residence right down the street (illegally), but that it is now considering changing the zoning code to allow it!

We share our fellow neighbors' well-founded, grave concerns that this has and will continue to upend the tranquil character of our neighborhood and make it unsafe for children. In just the last few months we have already seen many new, lost-looking drivers roaming the neighborhood, speeding and barely looking where they are going, in search of an Airbnb rental on Clifton. This is an unnecessary danger for our young children playing on our quiet streets and around the neighborhood.

We cannot imagine what it must be like for residents on Clifton who also have to tolerate loud parties, drunk trespassers and garbage in the streets on a weekly basis. It defies logic and belief that the Village would let this go on as it has, and it is even more outrageous that the Village would actually change the law to endorse this type of reckless and destructive activity.

This action potentially benefits one household (financially) at the certain expense and to the detriment of quality of life for everyone else in Ardsley Park. It makes no sense.

We want to register our strenuous and formal objection on the record to "Goal / Action

Item B2" of the Comprehensive Plan. It is misguided, inequitable and dangerous. **B1**

G1

Regards,

Charles and Meghan Myers

[8 Hancock Place](#)

Letter 19

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Comprehensive Plan - Action Item B2: OPPOSED
Date: Monday, April 9, 2018 3:17:20 PM

From: Alex McLawhorn [mailto:alexander.mclawhorn@gmail.com]

Sent: Wednesday, March 28, 2018 10:00 PM

To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>; Nicholas Moore <appoany@gmail.com>

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.

G1

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

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. A7

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. B1

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. C1

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. G4

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

Letter 21

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Irvington's Draft Comprehensive Plan
Date: Tuesday, April 10, 2018 11:36:46 AM

From: Hargraves, Daniel [mailto:dhargraves@freeborn.com]
Sent: Tuesday, April 10, 2018 10:16 AM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Nicholas Moore <appoany@gmail.com>
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.

B1

B2

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

G6

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

Letter 22

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Parking lot on Ferris
Date: Tuesday, April 10, 2018 11:44:15 AM

-----Original Message-----

From: Tammie [<mailto:tamcecere@yahoo.com>]
Sent: Monday, April 9, 2018 6:10 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Tom Cecere <tomceceretile@yahoo.com>
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?

F3

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

Sincerely,
Thomas Cecere.
Tomceceretile@yahoo.com
914-391-2464

Sent from my iPhone

Sent from my iPhone

Letter 23

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Ferris St parking
Date: Tuesday, April 10, 2018 11:44:29 AM

-----Original Message-----

From: Luke Cecere [<mailto:wlukepeppy1234@icloud.com>]
Sent: Monday, April 9, 2018 6:24 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: Mom Cecere <tamcecere@yahoo.com>
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.

F3

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

Sent from my iPhone

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

Letter 24

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.

A2

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.

A2

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? **A1**

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)

Letter 25

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: comments for the public record on the proposal to permit owners of large houses to host for-profit events
Date: Tuesday, April 10, 2018 2:28:00 PM

-----Original Message-----

From: Suzie Fromer [<mailto:suziefromer@gmail.com>]

Sent: Tuesday, April 10, 2018 2:24 PM

To: Brian Smith <bsmith@irvingtonny.gov>; Larry Schopfer <lschopfer@irvingtonny.gov>

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.

B1
G1

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

Sincerely,

Suzie Fromer
76 Dogwood Lane
Irvington, NY 10533

Invington ny 10533
April 9, 2018

Board of Trustees

Invington ny 10533

Access across tracks - ^{-my thoughts} don't need - use for other purpose

{ Already have 2
bridge overpass - (except for July 4 - sidewalks
& under-pass is an alternative) ^{not crowded} } **D4**

one lane Broadway - No!

A3

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

Maybe can go back to what was - worked

parking 8-5 (instead of 8-6)

more efficiently.

Cannot get to city and back

F4

for drs - appts, theater etc. (latest 11:15 train (10:15 if matinee)
or dr needs parking to be
til 5 so can make
x an 11:00 am 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. **F5**

consider eliminate Saturday limits (now only Sunday) **F6**

(chickens/bees - against (attacked by a bee 2x) in Invington. **B6**

B7

Why increase alcohol establishments - become hangout -
town fought vs video establishments for same reasons

No bike lanes! Yes sidewalks -
can explain. (Changes should be for residents convenience) **A8**
We live here

in my opinion - totally against !!
• BNB - will not improve quality of air lines in Irvington
parking add'l problem -

B4

If does get passed, only in homes that have parking for add 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 rentals
* Concern w/ multiple strangers wandering around
concern w/ safety of children which might ^{would} 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 could be monitored
Definitely not.

Help Keep Irvington Safe.

Yours truly
Ellen Silverstein
99 Syc.

STOP worrying about the bikers who drive thru. Worry about Irvington.

Letter 27

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Irvington's Draft Comprehensive Plan
Date: Tuesday, April 10, 2018 4:22:50 PM

From: Lillian Romano [mailto:lromano@visualexllc.com]
Sent: Tuesday, April 10, 2018 4:08 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Cc: appoany@gmail.com
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.

G1

Lillian Romano

86 Fargo Lane

Irvington, NY 10533

LRomano@visualexllc.com

[917-836-3123](tel:917-836-3123)

Letter 28

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.

E3

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

D3

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.

D5

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.

F2

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.

D6

I am

Sincerely,

Mark M. Feldman

Mark M. Feldman

Letter 29

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Rental of Historic Homes
Date: Tuesday, April 10, 2018 4:40:35 PM
Attachments: [18Apr_2 Clifton presence on social media fin.pdf](#)

From: Scott Sykes [mailto:st_sykes@yahoo.com]
Sent: Tuesday, April 10, 2018 4:37 PM
To: Brian Smith <bsmith@irvingtonny.gov>; Connie Kehoe <ckehoe@irvingtonny.gov>; Janice Silverberg <jsilverberg@irvingtonny.gov>; Larry Lonky <l lonky@irvingtonny.gov>; Mark Gilliland <mgilliland@irvingtonny.gov>
Cc: Larry Schopfer <lschopfer@irvingtonny.gov>; Ed Marron <emarron@irvingtonny.gov>; Karen Buccheri <kbuccheri@irvingtonny.gov>; Marianne Stecich <masjeb@aol.com>; Mai Spurlock Sykes <mssykes@yahoo.com>
Subject: Rental of Historic Homes

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.

G1

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

1 of 24

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

Zoning requires no loud noise after 11 pm.

House Rules do not prohibit “loud noise” before 11pm

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%

RESPONSE TIME
< 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

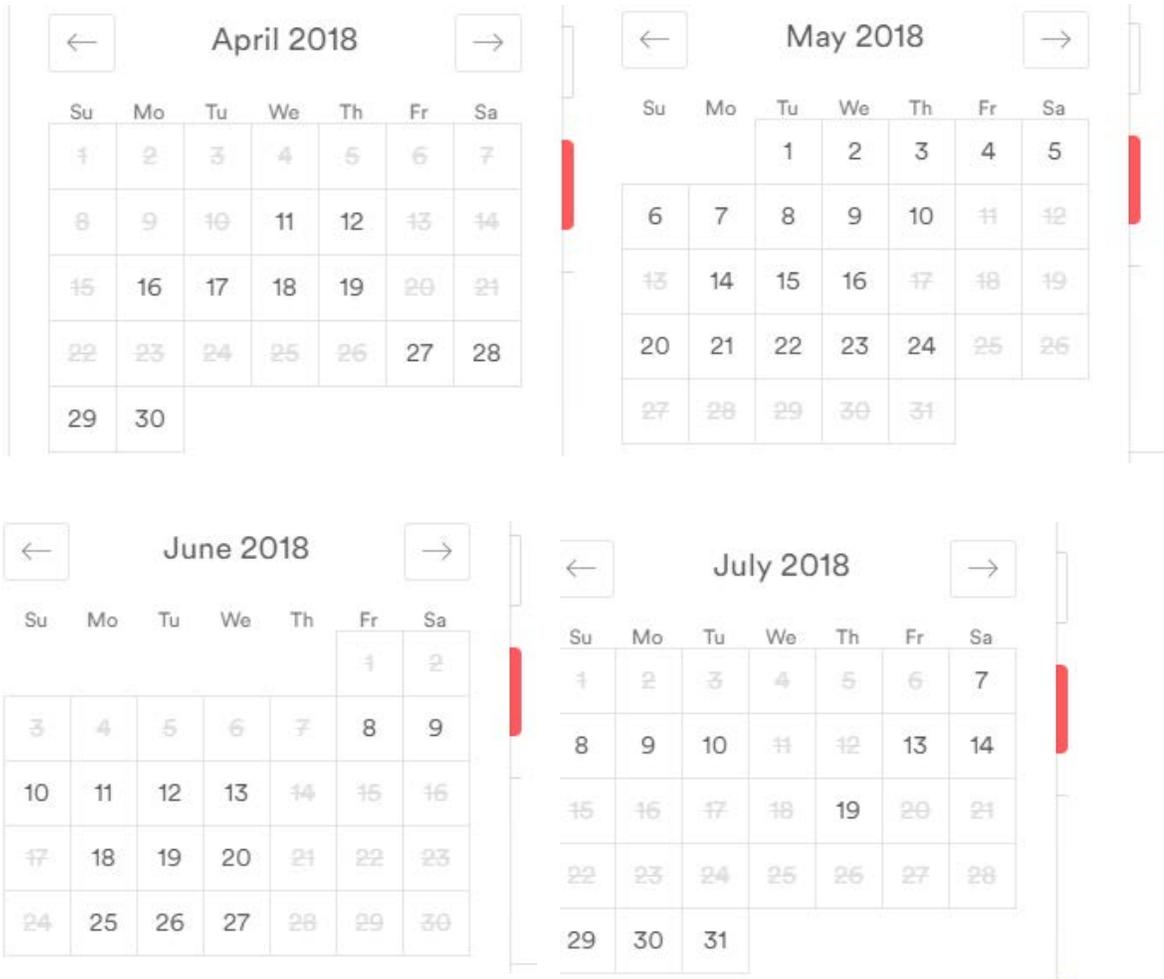
Mansion with all the amenities
250 standing

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 BACK

Water zone

@andynyck25

@_bradw_official

@newheartnyc ... [See More](#)



25

1 Comment



naitsonhudson • [Foll](#)

Villa Nuits

naitsonhudson #weekendget
#photoshoot by @5thphvse



30 likes

DECEMBER 29, 2016

Add a comment...



naitsonhudson • Follow
Nuits (Irvington, New York)

naitsonhudson #photoshoot @_mused_
punh ❤️
mused ❤️❤️❤️



64 likes

MAY 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 [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 martes 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)

<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 3pm 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, biking, 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 fiance 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 fiance 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

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



Jeremy
March 2018

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

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

R

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

R

Highly recommend!



Elizabeth
December 2017

R

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

R

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

R

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



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



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



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



Mark
March 2017



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



Julian

January 2017

2

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

2

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.

Letter 30

From: [Larry Schopfer](#)
To: [Bruce Clark](#); [Pat Natarelli](#); [Rocco Rasulo](#); [Brian Smith](#); [Connie Kehoe](#); [Janice Silverberg](#); [Larry Lonky](#); [Mark Gilliland](#)
Cc: [Marianne Stecich](#); [David Smith](#)
Subject: FW: Parking lot plans for North Ferris
Date: Tuesday, April 10, 2018 5:31:26 PM

From: james cecere [mailto:jamescec@yahoo.com]
Sent: Tuesday, April 10, 2018 5:26 PM
To: Larry Schopfer <lschopfer@irvingtonny.gov>
Subject: Parking lot plans for North Ferris

From: james cecere <jamescec@yahoo.com>
Date: April 10, 2018 at 5:19:09 PM EDT
To: "lschopfer@irvingtonny.gov" <lschopfer@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,

Cecere

F3

James

Letter 31

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. **G3**

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,



John and Patricia Ryan

Letter 32

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

G1

Letter 33

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. **F3**

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,



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Appendix B:
SEQRA
and Public Hearing Notice

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**REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES
OF THE VILLAGE OF IRVINGTON, NY
HELD ON MONDAY, MARCH 5, 2018 AT 7:00PM
AT VILLAGE HALL, 85 MAIN STREET, IRVINGTON, NY**

Present: Brian C. Smith, Mayor
Constance M. Kehoe, Trustee
Mark Gilliland, Trustee
Janice V. Silverberg, Trustee
Laurence Lonky, Trustee
Lawrence S. Schopfer, Village Administrator
Marianne Stecich, Village Attorney
Brenda M. Jeselnik, Clerk/Treasurer

Mayor Smith called the meeting to order and led those in attendance in the Pledge of Allegiance to the flag of the United States of America.

The Mayor and others made the following announcements:

- a. Check over \$25K
- b. Public meeting on the Comprehensive Plan Update and Public Hearing on the Draft Generic Environmental Impact Statement – Wednesday, March 21, 2018 at 7PM – Village Hall

Correspondence

- a. Chet Kerr on behalf of the Greater Irvington Land Trust and the Open Space Advisory Committee

Mayor Smith opened the floor for comments from the public.

Mayor Smith offered the following resolutions, which were seconded by Trustee Kehoe and adopted:

RESOLVED to approve the minutes of the Regular Meeting of the Village Board held on February 22, 2018.

The vote resulted as follows:

AYES:	5	(Mayor Smith, Trustees Kehoe, Gilliland, Silverberg and Lonky)
NAYS:	0	

Mayor Smith made a motion to open the Public Hearing to consider a local law amending Chapter 19 (Defense and Indemnification) of the Village Code. The motion was seconded by Trustee Gilliland and unanimously approved.

After an introduction of the changes by Village Attorney, Marianne Stecich, Keith Byron, attorney for the Irvington Police Association questioned certain provisions of the proposed and existing defense and indemnification law. Upon discussion by the Board and comments from the public, the public hearing was kept open.

**RESOLUTION 2018-021
APPROVAL OF EASEMENT AGREEMENT FOR PROPERTY LOCATED AT THE END OF
HERMIT'S ROAD**

Mayor Smith offered the following resolution, which was seconded by Trustee Gilliland and adopted:

RESOLVED, to approve the easement agreement for the property located at the end of Hermit's Road (tax designation of 2.110-58-4.1) and to authorize the Village Administrator and Village Attorney to execute said agreement and any additional documents necessary to complete said transaction.

The vote resulted as follows:

AYES: 5 (Mayor Smith, Trustees Kehoe, Gilliland, Silverberg and Lonky)
NAYS: 0

**RESOLUTION 2018-022
ACCEPTANCE OF DGEIS AND SETTING A PUBLIC HEARING FOR THE
COMPREHENSIVE PLAN UPDATE**

Mayor Smith offered the following resolution, which was seconded by Trustee Gilliland and adopted:

WHEREAS, the Comprehensive Plan Committee accepted the draft 2018 Comprehensive Plan Update and referred it to the Board of Trustees for adoption, and

WHEREAS, the Board of Trustees intends to hold a public hearing on the draft 2018 Comprehensive Plan Update; and

WHEREAS, the Board of Trustees has reviewed the Draft Generic Environmental Impact Statement (DGEIS), as amended, related to the 2018 Comprehensive Plan Update; now therefore be it

RESOLVED, to accept the DGEIS as complete; and

FURTHER RESOLVED, to set a public hearing to be held on March 21, 2018 at 7:00 p.m. in Village Hall to review the DGEIS and the 2018 Comprehensive Plan Update; and

FURTHER RESOLVED, to refer the draft Comprehensive Plan to the Westchester County Planning Board for its review and recommendation.

The vote resulted as follows:

AYES: 5 (Mayor Smith, Trustees Kehoe, Gilliland, Silverberg and Lonky)
NAYS: 0

**RESOLUTION 2018-023
RENEWAL OF INTER-MUNICIPAL AGREEMENT WITH WESTCHESTER COUNTY FOR
ENHANCED 911 SERVICE**

Mayor Smith offered the following resolution, which was seconded by Trustee Lonky and adopted:

RESOLVED, to approve the renewal Inter-municipal Agreement with the County of Westchester to provide enhanced 911 service and to authorize the Village Administrator to execute the agreement.

The vote resulted as follows:

AYES: 5 (Mayor Smith, Trustees Kehoe, Gilliland, Silverberg and Lonky)
NAYS: 0

There was a brief budget work session held to review the status of budget and proposed tax increases.

Trustee Gilliland reported on the Tree Commission and tree wells on Main Street.

Trustee Lonky announced an upcoming Affordable Housing Seminar and reported on recent storm damage in the parks and shoreline.

Trustee Kehoe additionally reported on storm damage and Department of Public Works activities. She also announced that there would be another Celebrate Irvington event in the Village involving participation by the Chamber of Commerce.

Trustee Silverberg reported on Fire Department activities and training.

Village Administrator, Lawrence Schopfer, reported that there is the possibility that the Community Development Block Grant consortium may be formed by Westchester County.

Mayor Smith opened the floor to public comment. There were none.

There being no further business, Mayor Smith made a motion to close the meeting. The motion was seconded by Trustee Gilliland and unanimously approved.

Brenda Jeselnik, Clerk-Treasurer



**AFFIDAVIT OF PUBLICATION
FROM**

**State of New York
County of Westchester, ss.:**

CECILIA HERNANDEZ

_____ being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

**Zone:
Westchester**

**Run Dates:
03/08/18**

Signature

Sworn to before me, this 14th day of March 2018

Notary Signature

**Vilma Avelar
Notary Public State of New York
NO. 01AV6318411
Qualified in Westchester County
Commission Expires January 26, 2019**

Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0002777477

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Irvington will hold a public hearing on Wednesday, March 21, 2018 at 7PM in Village Hall, 85 Main Street, Irvington, NY, to review the DGEIS and the 2018 Comprehensive Plan Update.

March 6, 2018 Brenda M. Jeselnik
Irvington, NY Clerk-Treasurer 2777477

State Environmental Quality Review
Notice of Completion of Draft GEIS
and
Notice of SEQR Hearing

Lead Agency:

Project Number _____

Address:

Date _____

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # _____ if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until _____ A public hearing on the Draft EIS will be held on _____ (date and time) at _____ (place).

Name of Action:

Description of Action:

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Potential Environmental Impacts:

A copy of the Draft / Final EIS may be obtained from:

Contact Person:

Address:

Telephone Number:

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of _____

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).

The ENB SEQRA Notice Publication Form - Please check all that apply

Deadline: Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

- | | |
|---|--|
| <input type="checkbox"/> Negative Declaration - Type I | <input type="checkbox"/> Draft EIS |
| <input type="checkbox"/> Conditioned Negative Declaration | <input type="checkbox"/> with Public Hearing |
| <input type="checkbox"/> Draft Negative Declaration | <input type="checkbox"/> Generic |
| <input type="checkbox"/> Positive Declaration | <input type="checkbox"/> Supplemental |
| <input type="checkbox"/> with Public Scoping Session | <input type="checkbox"/> Final EIS |
| | <input type="checkbox"/> Generic |
| | <input type="checkbox"/> Supplemental |

DEC Region # _____ County: _____ Lead Agency: _____

Project Title:

Brief Project Description: The action involves . . .

Project Location (include street address/municipality):

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ E-mail: lschopfer@irvingtonny.gov

For Draft Negative Declaration / Draft EIS: Public Comment Period ends: ____ / ____ / ____

For Public Hearing ~~or Scoping Session~~: Date: ____ / ____ / ____ Time: ____: ____ ~~am~~/pm

Location:

A hard copy of the DEIS/~~FEIS~~ is available at the following locations:

The online version of the DEIS/~~FEIS~~ is available at the following publically accessible web site:

For Conditioned Negative Declaration: In summary, conditions include:



Department of
Environmental
Conservation

ENB - Region 3 Notices 3/14/2018

Notice of Acceptance of Draft Generic EIS and Public Hearing

Westchester County - The Village of Irvington Board of Trustees, as lead agency, has accepted a Draft Generic Environmental Impact Statement on the proposed Comprehensive Plan Update. **A public hearing on the Draft Generic EIS will be held on March 31, 2018 at 7:00 p.m. at 85 Main Street, Village Hall, Irvington, NY 10533.**

Written comments on the Draft EIS will be accepted until April 11, 2018. The Draft GEIS is available from the Village of Irvington Village Hall, 85 Main Street, Irvington, NY 10533 and on line at:
<http://www.irvingtonny.gov/index.aspx?nid=472>.

The action involves the Adoption of the Village of Irvington Comprehensive Plan Update by the Village of Irvington Board of Trustees pursuant to the State Environmental Quality Review Act (SEQRA) and New York State Village Law. The Irvington Comprehensive Plan Update was forged entirely from community involvement. The 2003 Comprehensive Plan was prepared against a backdrop of significant development pressure within the community that raised concerns about managing growth effectively while preserving the Village's natural and scenic resources and its small-town historic character. Most of its recommendations were implemented.

Over the following 15 years, emerging trends like AirBnB and changing home occupations, the continued importance and emphasis of the provision of affordable housing, changing market forces, and a growing community concern for planning issues like the use and reuse of historic properties and buildings, prompted the Village Board to consider updating its long range planning and modernizing the Village Code.

The project is located throughout the Village of Irvington, New York.

Contact: Lawrence S. Schopfer, Village of Irvington, Village Hall, 85 Main Street, Irvington, NY 10533; Phone: (914) 591-4356, Fax: (914) 591-4072, E-mail: lschopfer@irvingtonny.gov.
