TOWN OF GREENBURGH
PLANNING BOARD

1. ROLL CALL
2. ITEMS FOR DISCUSSION/HEARING
   a) Case No. PB 18-24
      Best Subdivision
      23 North High Street
      P.O. Elmsford, N.Y.
   b) Case No. TB 18-06
      Hartsdale Four Corners
      Redevelopment Initiative
      (Town Board Referral)
      Permit
3. ADJOURNMENT

Greenburgh Town Hall
177 Hillside Avenue
Greenburgh, New York 10607
February 6, 2019

BEFORE:

WALTER SIMON, CHAIRMAN

HUGH SCHWARTZ, Board Member
THOMAS HAY, Board Member
VIOLA TALIAFERRO, Board Member

MICHAEL GOLDEN, Board Member (Not Present)
KIRIT DESAI, Board Member (Not Present)
MOHAMED AYOUB, Board Member (Not Present)

ALSO PRESENT: AARON SCHMIDT,
Deputy Commissioner of The Department of
Community Development and Conservation
DAVID R. FRIED, ESQ.
First Deputy Town Attorney
GARRETT DUQUESNE, AICP,
Commissioner of the Department of Community
Development and Conservation

BARBARA MARCIANTE,
Official Senior Court Reporter
CHAIRMAN SIMON: The next thing on our agenda is the Four Corners recommendation to the Town Board that Garrett has been working on. And I believe you have some of the executive summaries available to the public. If you would like -- do we have them?

DEPUTY COMMISSIONER SCHMIDT: We did make them available.

BOARD MEMBER SCHWARTZ: They are at the front desk. If you did not get one, there are drafts of the executive summary at the front desk.

CHAIRMAN SIMON: What I would like to do is have Garrett give a brief overlay of the project. We have discussed this before at other hearings. So I would like to devote most of the time to public discussion and give people the opportunity to speak to this project.

So we will start off with Garrett giving a brief overview and then turn it over to the public and have the public comment on this application.

COMMISSIONER DUQUESNE: Thank you. Good evening, Chairperson Simon, and members of the Planning Board. For the record, I'm Garrett Duquesne, Commissioner of the Department of Community Development and Conservation.

Just a bit of housekeeping, for those that have sort of been tracking this study, we call it a study as opposed to a project, may have noticed that there is an
updated revision to the study, dated February 1, 2019, whereas the initial version that was referred by the Town Board was October 24, 2018. Just as a point of clarification.

The updates that have happened since that initial version were essentially comments of the Planning Board, reactions to the comments of the Planning Board. As you can see on the screen there, we added a cover page. The table of contents are finished and forthcoming. Those will be added to the plan.

The Planning Board, as I complimented you previously, prepared a very nice and concise executive summary that really focused the guiding principles for the plan. And that's sort of tucked right into the front of the document to really give the reader an overview of what was formally a 41-page land use study.

Additionally, within the study itself, I did make one modification, and that is, there were some guiding principles embedded within the land use study. And those were updated to be reflective and really match what I received from the Planning Board and that I sort of reformatted. So just as clarification, those are the updates to this new version. Otherwise, pretty much the land use study remains intact and comparable to what was initially referred by the Town Board.
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As Chairperson Simon mentioned, I will keep my remarks brief. Major endeavor here and, you know, I can easily talk for an hour, but I know we have a lot of public here and I'm anxious as well to hear the comments. But I will give a brief overview just for those who perhaps are not familiar with the study. And also, I will certainly be here to answer questions, if there is things that are not covered.

The Hartsdale Four Corners Study is just that, it's a study. I think the best way to describe what is achieved here is actually Goal One that's identified in the study. And that is to revitalize the Hartsdale Four Corners study area through a planning and rezoning process to create a vibrant neighborhood center and gateway to the Hartsdale Train Station and surrounding residential communities.

That's really the heart of what we're trying to achieve here with this study. It is to really enhance the potential for Four Corners. As we've discussed in the past, if the present zoning districts that encompass this Four Corners area, and Aaron, if you would. We have a graphic of an aerial of the Four Corner Study.

The study identifies that the present zoning really doesn't incentivize any property owners to make, you know, significant changes. Several of the property owners
have done facade improvements. Those buildings look markedly improved, but ultimately in terms of land uses, orientation, urban design, there is really not much you can do with the present zoning district. So when we talk about planning for potential for a mixed use neighborhood center, that is not something the present zoning would allow.

What this study does, just a couple of points, it runs through various potentials. That conclusion of a mixed use center, you know, wasn't at the forefront of the study, it's actually towards the end.

What was studied was the prospect of a series of variety of alternatives, one of which was potential for just straight office development. Should an office development be incentivized in this portion of Hartsdale. And the conclusion was that it doesn't make sense. As we all know, the office market is declining in the northeast and more specifically in Westchester, and we see it right here in Greenburgh.

The study also looks at if more dense commercial type development would make sense at this Four Corners area. And the conclusion there is similarly, it doesn't really make sense. We all know the challenges that are faced with the retail market, the declining retail, vacancies, things of that nature. You know, two-story retail is really, you know, an anomaly, if it's
functioning. Anywhere in the County, you just don't see that. So they are sort of like ruled out.

As we mentioned, the existing zoning. Essentially, if you have existing zoning, you're going to see what's there, you know, ten years from now, 20 years from now. There is really no incentive to redevelop.

Some other noteworthy aspects of this study. You know, we all know the challenges that are faced at Four Corners: Traffic, storm water, aesthetic challenges, vacancies, parking. And Aaron, in this graphic, in the next few graphics, there's some examples of the challenges of Four Corners. These are things we drive by everyday. We walk by everyday. So I think, you know, people are quite familiar with the challenges.

I think it's noteworthy to tie this land use study to our Comprehensive Plan. The Town of Greenburgh passed a Comprehensive Plan in 2016. And what that Comprehensive Plan did was identified the Four Corners area as a study area.

So the actual 2016 Plan didn't specify what exactly Four Corners should be and it left it up to further debate, if you will. And this is really furthering that sort of policy of let's study and look at Four Corners. So that's the connection to the Comprehensive Plan.

BOARD MEMBER SCHWARTZ: But there is no
definition, firm definition, as of today as to what Four Corners is, correct?

COMMISSIONER DUQUESNE: Yes. I think that's a good question. That's absolutely right. There is many things that are not fixed or firmed. Actually, Aaron, if you can go back to the boundaries. And I'll get more into that in a moment, Hugh.

You know, the boundaries shown there, it's a loose, rough boundary. It's not parcel based. At this point it would be premature to establish what properties absolutely should or should not be within the district. It's essentially general.

In terms of densities or heights, it's premature to assign what's appropriate. When we talked about challenges, some of the major challenges are traffic. Ultimately, there really needs to be some very technical traffic studies undertaken to identify what is the capacity for redevelopment at Four Corners.

If, you know, certain mitigations are made and this study alludes to some, it might be viable. Such as a widening of East and West Hartsdale Avenue. If that could be undertaken, that really opens up the potential for something more dense than if no transportation improvements were made.

So there are many aspects that, you know,
shouldn't really, it's premature to define them now and they shouldn't be defined. Also, I think, heights of buildings. What the study identifies is that, you know, we're not New Rochelle, we're not White Plains. It's not appropriate for, you know, the 20, 30, 40-story towers that happen in those cities where it's absolutely appropriate in those places.

But the study doesn't say exactly what story it should be, but it definitely conveys that Greenburgh is a suburban community and any heights are subject to further thought. But really they have to honor neighboring properties, but there is not that level of specificity.

Generally, the plan, what it does is it sets forth this policy of hey, there really should be a mixed use development at this -- there should be a mixed use development at this intersection. The mixed use development can spur storm water improvements, traffic improvements. It can be done in an aesthetically pleasing manner. It can have open spaces. Essentially, a lot of the components that really the Four Corners lacks at this time.

Couple other important notes. The whole concept is really rooted in sort of like this overall partnership. What is really needed and has been happening thus far is coordination between a variety of partners; present land
owners, the Hartsdale Fire District, New York State Department of Transportation, Westchester County Planning Department.

And all of these players have been contacted and we've been soliciting information from them and they will continue to be a player, a stakeholder, in this process. And most importantly, you see them here in the audience, our residents.

So it's very important to get feedback from residents. Help, enable, help frame, when you think about what heights are appropriate, it's residents that live in the area, residents that live in the Town. We really want their input to help frame that type of parameter for the project.

I think what I would like to do is actually, unless there is further questions, I know you're anxious to hear from the public as well, and I'm here to answer questions.

CHAIRMAN SIMON: I would like to turn it over to the public for comment. And because we have, the Board -- not unless some Board members would like to, have questions. Yes, we would like to turn it over to the public and have the public come up and comment.

I would ask that we adhere to the process of not repeating what someone else already stated. Once it's
stated, it goes into the record. If you agree with that, just say I agree with what Mary Jane said. In addition to that, I would like to add, and if you want to add something new, then you can add something new.

If you don't have anything new to add to it, just say you agree with the previous speaker. If we do that, we allow everyone the opportunity to speak without repetition. Because as I said, once you say it, it's on the record.

So with that in mind, I would ask that you come up to the podium. We do not have a time limit on the speaker, but we ask that you use your good judgment and be as concise as you can and stay on point when you're making your comments.

So with that in mind, I would like to turn the podium -- first of all, how many people would like to speak tonight so I can get an idea? One, two, only three speakers, four?

BOARD MEMBER TALIAFERRO: No, there's actually --

DEPUTY TOWN ATTORNEY FRIED: Five, six.

DEPUTY COMMISSIONER SCHMIDT: Five, six, yes.

BOARD MEMBER TALIAFERRO: -- six.

CHAIRMAN SIMON: Six, okay. So we have about a half dozen speakers. So we should have plenty of time for everyone to come up. But again, I ask that you adhere to
those guidelines.

MS. CHRISTINE BRODA: Good evening, everyone. My name is Christine Broda. I'm with Inspired Places, along with my partner, who is sitting here, Patrice Ingrassia. We were engaged by two of the owners of properties at the Four Corners about 18 months ago to look into what could be done with their properties.

Just as a little bit of background, I am an architect, who's also practiced here in the Town for many years. I've been in private practice for over 30 years and I've been very familiar with the Town.

Also, Patrice and I are both residents of the Manor Woods neighborhood, which abuts the Four Corners. And we've both been intimately aware of the issues and very familiar with what goes on with the neighborhood around Four Corners.

So we're invested in this both as professionals hired by our clients, but also as residents. And we're deeply involved with it, with -- our views are deeply intertwined between residential and also as professionals. We -- if you can go to the next slide, please, Aaron.

BOARD MEMBER SCHWARTZ: Excuse me, I'm not sure why we're doing this part of it. I really am not. I think people have seen this presentation. I would suspect the public -- let me finish, Christine, please.
I really want -- we've heard from you on several occasions. This is really for us to get feedback from other people in the public so that we understand how the community is feeling about it.

I really appreciate all the work you've done. We've gone through this, God knows how many times already. I really would like, personally, this is my opinion, no reflection on the great work you've done. We would like to hear from the public.

MS. CHRISTINE BRODA: Just to say we're not rehashing what we presented before. We actually have some commentary on the vision as presented by the Town. And we think there are some things that are missing in the vision that we think are critical for the success of this project. And therefore, we would like to be able to present what those items are, while we have presented them in the past, they are not in the vision as presented now by the Town.

CHAIRMAN SIMON: Can you focus your comments on these new --

MS. CHRISTINE BRODA: Yes, absolutely.

CHAIRMAN SIMON: Not on the previous report.

MS. CHRISTINE BRODA: Yes, that's exactly what we're doing. Why we are here tonight is because we want to point out one of the things -- first of all, we do agree with the majority of it because it certainly is very
similar to what we had presented in the past. So we're not
going to rehash the things that we really agree with. But
we do agree that it's a pretty sound, based reckoning on
what should be done. However, where we differ are on some
very key issues.

CHAIRMAN SIMON: I would like you to focus on
those.

MS. CHRISTINE BRODA: Yes. And that's what we're
going to talk about tonight. The primary one is that we
have seen that there are noted several times in the course
of the documentation certain tactical -- these are small
items. But there are certain tactical things like the
widening of the streets at Hartsdale Avenue.

And we also know that the Town has purchased two
of the properties in anticipation of the widening, we would
like to encourage that the traffic studies be done first in
order to understand that that actually is the appropriate
tactic to be used.

Also, the FEMA flood zone designation is noted.
But solving that, finding a way to help mitigate that is a
paramount thing that we need to have as part of the goal of
the storm water studies.

Just a couple of things, you mentioned a
conservation easement. We can talk about that later what
that would mean to individual property owners. The fact
that the zoning map is not going to be defined at the
beginning or that the district boundaries are not going to
be defined right away is of concern from a -- you know, we
are hired by two of the property owners who intend to
develop.

We have had long discussions with them about what
this means in terms of trying to attract other developers
to engage in these properties. And their feeling is very
strong, that unless the zoning district is defined, no one
is going to join in the process of helping this happen
unless they know that they are buying a property that will
be included.

And we also question is it legal in the SEQRA
process to make a zoning definition without saying it's the
these specific properties. So that's a big concern for us.
It's really something that could make it very difficult to
attract a developer if they don't know that they can
actually buy an individual property and have it be part of
the zone.

But the big thing that we find is a big
difference is there is a constant message -- mentioning,
sorry, that while it's mixed use is encouraged, which is
great, the residential portion is constantly referred to as
rental. It doesn't say no condo, but we know in
discussions that we've had before, the Town has expressed a
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great deal of interest in having the rental only.

That is practically a deal breaker for many
developers. And the reason being because it hampers their
ability to flexibly be able to react to the market. If
you’re going to have apartments, it’s important that you
have the flexibility so that you can attract the most, the
best developers to develop. And also to have the ability
to attract people according to what the market is.

Right now it's rental. The rentals are starting
to crash in the City, and that's because of prices. But
who knows, in five years, maybe there is a change in the
tax law. And now condo ownership is important, if we're
trying to attract people who are downsizing, if we're
trying to attract retirees.

Let's say some of the citizens here in Town
decide they want to stay in Town. They want to sell their
home and get a condo. And the reason being because when
they sell their home, they have two years to buy something
else before they get hit with a big capital gains tax.

So condos can be very useful for attracting
people. If we want to get people to come, without that as
a possibility, you're going to end up limiting who is going
to buy. It's like trying to sell your own home and saying
I'm only going to accept people with cash. Well, now
you've excluded a huge part of the market.
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So what we don't want to do is set us up for failure or limit us in such a way that a building owner is hampered now by not being able to sell their building because they can't find a buyer, because we've said you can't have condos.

And in fact, when we did the work last year, we went to the tax assessor's office and brought a pro forma building, a hypothetical building of what one of these buildings would be.

We presented two scenarios. One would be a building that they are identical in size. One would be 50 rental apartments. And both buildings, it would be the first two floors of commercial or retail. The rest would be 50 rental apartments and the other building was 37 condos, okay.

And the reason for the size difference is that condos, generally speaking, are built a bit larger than a rental apartment would be. So right there you're kind of limited if you don't have that flexibility. I can't just take a condo -- a rental and then suddenly change it to a larger apartment.

So, but if you look at the tax benefits of -- and, Aaron, if you can go two pages more. I'm sorry, that one, that past one. We did a comparison of the tax revenues. I have them here, too. I can hand this out to
you.

We actually find it was 37 apartments, the condo building is assessed, even the way we tax condos now, I know there is a lot of discussions about that. But even at today's tax rates, a condo building with 37 apartments would garner about $200,000 more in taxes than a rental building would be. The condos are actually valued so much higher from an assessment standpoint than a rental would be.

BOARD MEMBER SCHWARTZ: What about a co-op?

MS. CHRISTINE BRODA: That we didn't go to because, you know, we haven't looked at that. But when you look at, for instance, some of the co-op buildings that are near by. Like the pro forma building we did, we looked at about a 30, it was assessed at about $30 million. And some of the co-op buildings nearby were also assessed at that. So the likelihood is that a co-op building would still bring in a good amount of revenue.

BOARD MEMBER SCHWARTZ: But you focused on a condo versus a co-op for some reason, you must have some reason for that.

MS. CHRISTINE BRODA: Just that condos tend to be little bit more favorable these days in terms of how people want to have --

BOARD MEMBER TALIAFERRO: Right.
BOARD MEMBER SCHWARTZ: It is.

MS. CHRISTINE BRODA: Not a lot of people like to live in co-ops. Condos are really kind of -- very few new buildings are developed as co-ops.

BOARD MEMBER SCHWARTZ: From a tax benefit makes a difference for the Town, doesn't it, under the common law?

MS. CHRISTINE BRODA: Yes, it does.

BOARD MEMBER SCHWARTZ: Significant difference.

MS. CHRISTINE BRODA: Well, that's something we did not approach. We will be happy to do that. We can go to the tax assessor and have this scenario positioned as a --

BOARD MEMBER SCHWARTZ: Could be my reaction to what you're talking about is premature, I think.

CHAIRMAN SIMON: With what?

BOARD MEMBER SCHWARTZ: With this whole presentation. I fully understand a lot and I agree, by the way, with a lot of what you said, particularly when it comes to the analysis that has to be done.

But we're in the beginning conceptual stages of this. We're not close to writing a zoning law. We're a good, I'm guessing, optimistically, Garrett, correct me if I'm wrong, but I'd be surprised if we write a zoning law in the next 12 months on this, I really would.
MS. CHRISTINE BRODA: I agree with that. I think it's going to take at least 12 months.

BOARD MEMBER SCHWARTZ: So I really would, I'm really thirsting to hear what the community is looking for. That's really what I want to hear tonight. Again, you're the Chair.

CHAIRMAN SIMON: Yeah, but I think it's valuable, the remarks are valuable in the sense that we know these are things that we have to look at. We have to look at whether or not it should be in our vision, we should talk about housing or we should talk about rental or condos. I think that's something -- we're not making that decision now, but at least we should know that's something that we should --

MS. CHRISTINE BRODA: The only reason we raise it, the only reason we raise it is because in the vision document, it specifically says apartments, rental. That's the only reason --

BOARD MEMBER SCHWARTZ: Okay, I think that -- I agree with you that should be left to morph it --

MS. CHRISTINE BRODA: If that rental part could be taken out --

BOARD MEMBER SCHWARTZ: It should be left to morph it, okay.

MS. CHRISTINE BRODA: Right.
BOARD MEMBER SCHWARTZ: We're talking about residential with a parenthesis, I can agree with that.

MS. CHRISTINE BRODA: A residential properties --

BOARD MEMBER SCHWARTZ: I can agree with that.

MS. CHRISTINE BRODA: That's all we're trying to impress is that by being that specific you really --

BOARD MEMBER SCHWARTZ: Right.

CHAIRMAN SIMON: Okay.

BOARD MEMBER HAY: You're alarmed by seeing it in there already.

BOARD MEMBER SCHWARTZ: That's a fair comment.

CHAIRMAN SIMON: Okay. And we really would like to have everyone speak. So I would ask you to, you know, wrap up.

MS. CHRISTINE BRODA: Actually, I only have a couple of other points to add.

CHAIRMAN SIMON: Okay, please do that so we can --

MS. CHRISTINE BRODA: These are things that are actually not -- just one thing that's in the vision is about the lack of funding for, you know, there is no plan right now that shows that the Town is committed to funding these land use studies. There is a mention of wanting a public private partnership.

That, again, requires a developer be brought on
board, or multiple developers to be brought on board, to help fund the land use studies that have to come, to fund that 12-month process. And if that were to occur, again, we need to have some assurance that these people are going to have some possibility of success.

You know, the last thing we want to do is have a zoning district or a project design that everybody says, well, thanks very much, but we're not building it. So that's what we have now. We have a zoning law that allows for development and no one is doing it. So we just want to make sure that we're looking for key successors here.

The only other two points I wanted to make was actually not from anything that's in the vision, but something that Supervisor Feiner has thrown out there. One is the land use committees that he would like to have and, you know, that's not very well defined yet, but if they had veto power, this is the kind of thing that, again, the developers would be very reluctant to even come near the Town for because we don't --

CHAIRMAN SIMON: For the record, this Town, this Planning Board wrote a letter to Mr. Feiner and the Town Board emphasizing that that is not the correct way to go and for the reasons you cited and the fact that it runs contrary to State law, so yes.

MS. CHRISTINE BRODA: Right. It might not even
be, legal. Okay, great.

CHAIRMAN SIMON: That's something we're on board with.

MS. CHRISTINE BRODA: Then the other thing was just sort of more of a procedural thing about his throwing out also the request for having a committee to help devise the RFP for the study for the traffic and storm water.

BOARD MEMBER SCHWARTZ: We addressed that one, too.

CHAIRMAN SIMON: Similar response. Similar response. Our letter should be a part of the public record so you can ask for a copy.

MS. CHRISTINE BRODA: Excellent. Excellent. Because what we want, what we do believe is that the first step for, at least for the storm water and traffic, is just establish what exists. There is no way to predict the future.

I know you all mentioned that in the last meeting that it should include the future. But until we go through the land use study, until we get through that 12-month process, how can we know what the future would be --

BOARD MEMBER SCHWARTZ: That's not what we said, though.

MS. CHRISTINE BRODA: Well, that's how we see it.

BOARD MEMBER SCHWARTZ: Well, that's not what we
said. Let me just explain what we said, okay. And then I really would like to turn it over to the public.

What we said was that study should definitely evaluate existing conditions. And Garrett I think said it very well in his opening remarks. It should also give us a view of what potential capacity there is with mitigation to build because, or else you have a chicken egg situation here.

MS. CHRISTINE BRODA: Right.

BOARD MEMBER SCHWARTZ: So we're not predicting the future. We're saying what's real -- we need that RFP to address, that consultant, to address what is even possible. That's what, that is really what the RFP is for, not to predict the future.

MS. CHRISTINE BRODA: Right. Even with what, just what we have is existing. But once we get into the whole zoning district, then we're going to know what we have to design for for the future.

BOARD MEMBER SCHWARTZ: Right. What can --

BOARD MEMBER TALIAFERRO: Right.

BOARD MEMBER SCHWARTZ: There is a maximum capacity no matter what you do for that area. And we have to try to figure out what that is. That's really what the objective of what those studies are.

MS. CHRISTINE BRODA: That's great. Thank you
very much. Thank you so much. I appreciate your time.

Thanks very much.

BOARD MEMBER SCHWARTZ: Thanks.

CHAIRMAN SIMON: Thank you. Please come up and identify yourself.

MS. ELAINE TAYLOR-GORDON: I told Mr. Fried that I didn't come here to speak.

CHAIRMAN SIMON: Please speak into the microphone, please.

MS. ELAINE TAYLOR-GORDON: I told Mr. Fried that I didn't come here to speak but to learn. And I'm learning fast. I apologize for getting up to speak without a preparation --

DEPUTY TOWN ATTORNEY FRIED: I'm sorry, your name is? Your name is?

CHAIRMAN SIMON: Ma'am, please identify yourself.

MS. ELAINE TAYLOR-GORDON: My name is Elaine Taylor-Gordon. I live in Hartsdale Estates. I moved here two years ago. I've been renovating a house in that time. I lived in Scarsdale for 20 years and in White Plains for ten years.

I was very active trying to defeat the French American School development in White Plains. I am a very involved community activist. I've been on the committee from Hartsdale Estates that put together the petition with
500 signatures. I probably got about 200 of those signatures going door to door, all around the Hartsdale Estate area and talking to people about the importance of revitalization of the Four Corners.

I should also tell you that I'm a working woman. I have my own business. I'm in New York during the week. I'm Vice President of the Board of my co-op at Beekman Hill, 420 East 51st Street. And I'm very involved in real estate circle. So this is just my qualifications for speaking right now. I used to own an advertising agency and I was the agency that fired the queen, Leona Hemsley.

Putting that aside, I think that what we're facing here, the Four Corner revitalization, is very similar to what New York City went through with the High Line. Everybody said it couldn't be done. It was an area that was terribly depressed in lower Manhattan, below 16th Street, the meat packing district.

And everybody who's been there knows that it has totally revitalized lower Manhattan. There were many more problems there than we have here in Hartsdale. There is no such thing as finding a site the size of Four Corners and not having problems. And all of the issues you've raised are really very important.

It's important what we do with water spill off. I experience it just myself in Hartsdale Estates, which is
very hilly and water is an enemy. It's something we have
to resolve. I remember a few years ago when we had a flood
in downtown Hartsdale and lost so many retail businesses.

So all of these things have to be done. And for
that reason I agree it is premature to talk about what kind
of residential properties we're going to build there.

However, I think it's very important to think
about the residential because what is happening in New York
City now is that people are being priced out of that market
and they are looking for other places to live. And we are
really poised as a community here in Greenburgh and in Four
Corners to capitalize that and to make life much more
interesting and wonderful for the people who are living
here.

Look at what's happened in the last year. We've
had some revitalization with new restaurants in Four
Corners. Unico, a small restaurant has actually captivated
the community. It was named number one by Westchester
Magazine.

You have Fantasy Cuisine. You have a Greek
restaurant on the corner. You have Europa on the other
side next to the Dairy Del, which is flourishing, and it's
very hard to get there because you can only go there, you
really have to go through imaginations.

I am very bullish on this community. I have to
tell you I moved here because I think it's great. I see what's happening in my own community and I really recommend, if you haven't seen it already, that you read the commentary on Nextdoor, the community blog. It is incredibly passionate and active. Today alone, I must have spent two hours answering things.

The community is very involved. And there are pros and cons for this project. I am pro. There are other people against. I'm not saying who is right. But I do think that it behooves us to find some funds and to find developers who will match those funds to do these studies and find out what can be done.

And now I'm going to learn because I'm going to listen to everybody else. Thank you.

BOARD MEMBER SCHWARTZ: Thank you.

DEPUTY COMMISSIONER SCHMIDT: Thank you.

CHAIRMAN SIMON: Thank you. Next speaker.

Someone else who would like to speak. There was a number of hands before. I think about six hands.

BOARD MEMBER SCHWARTZ: Don't be shy.

DEPUTY TOWN ATTORNEY FRIED: This is your opportunity.

CHAIRMAN SIMON: Don't be shy.

BOARD MEMBER SCHWARTZ: I've never known you to refuse an opportunity, Eric.
MR. ERIC ZINGER: I was trying to give other people the opportunity first. It's also best to have the last word.

DEPUTY TOWN ATTORNEY FRIED: State your name, please.

MR. ERIC ZINGER: My name is Eric Zinger.

DEPUTY TOWN ATTORNEY FRIED: Thank you.

MR. ERIC ZINGER: Hello, everyone. Thank you for being here tonight. My name is Eric Zinger. I'm the President of the Hartsdale Neighborhood Association.

As many of you know, since the beginning the HNA has been involved in the efforts to push for a new direction at the Four Corners intersection. We organized a petition that quickly gathered over 500 signatures with people who supported reviewing zoning changes that could lead to revitalization of the corners.

The Four Corners intersection is not like the rest of Central Avenue. It's a unique location. It's a half mile from the Hartsdale Train Station and downtown area. And it's a location that is a unique conduit to mass transit.

However, as we all know it isn't the gem to the community that it could be. Everyone is aware of the major problems at the intersection, primarily parking and storm water. And those need to be addressed. But these issues
are not new and they have been here for some time.

The reason that those issues have languished is
because right now the economic incentive does not exist to
invest in the infrastructure in the area. We need to
change that.

The landscape of retail and commercial real
estate is changing and the zoning requirement at Four
Corners need to adapt with them. Right now what is there
is only allowed because it's been grandfathered in. We
need to look at what has worked in other areas of
Westchester. Mixed use building centered around mass
transit are the template that we could use to succeed.

This is an important project for the area and I
hope the Planning Board agrees that what is before you is a
great opportunity for Hartsdale and Greenburgh. It's not
often that we get the opportunity to look at something on a
bigger picture like this that has community support.

So I urge you to review the items in the
materials, refer the study back to the Town Board with your
comments. And you know, I know we talked about time lines
for a zoning change, but I want to pivot here and just ask
a few questions about future time lines.

Obviously, there is a lot to be considered. It's
a nuance proposal which requires careful analysis. In
terms of next steps, you know, at what point is the
Planning Board looking to refer this back to the Town Board.

We understand this takes times. But any guidance that you can give as to what we can expect and when we would need to be prepared for future public hearings is appreciated. Thank you for your time.

DEPUTY TOWN ATTORNEY FRIED: Thank you.
DEPUTY COMMISSIONER SCHMIDT: Thank you.
CHAIRMAN SIMON: To answer your questions, from the comments --

MR. ERIC ZINGER: I'm not used to getting answers while I'm up here.

CHAIRMAN SIMON: No, no --
BOARD MEMBER SCHWARTZ: Welcome to the Planning Board.

CHAIRMAN SIMON: -- the purpose of this meeting is to hear the comments from the public and those comments we'll look back at this document and see what comments would be applicable for making modifications. And once we do that, then we will be in a position to get back to you. So that's the time frame.

I mean I'll be -- it will take several meetings, how many meetings, you know. We have to schedule another meeting with Garrett after we make the modifications. And so it will be several meetings. When, I can't tell you
exactly when, but that's the process. And we will have
several, you know, more meetings so we could come up with
the final document.

MR. ERIC ZINGER: Thank you, Walter.
CHAIRMAN SIMON: Okay. Any other speaker?
BOARD MEMBER TALIAFERRO: Yes.
MS. STACEY FISHER: I'm the shortest speaker this
evening. My name is Stacey Fisher and I'm a resident and
homeowner in the Manor Woods Neighborhood. And I'll just
also add, I'm a fairly new resident to Hartsdale. I chose
Hartsdale for the access to the City. So I've been here a
year and a half and have become very involved also with the
Hartsdale Neighborhood Association.

So I want to, one, just agree with the comments
that have been already made, pro the revitalization. And I
wanted to underscore specifically the opportunity for
supporting small businesses and having them flourish in the
Four Corners area. So that those of us that are residents
can walk and enjoy, but I feel strongly that small
businesses are the backbone of our economy.

And we've had so many come and go in Four Corners
because of the myriad of reasons that we discussed, that we
really run the risk of having a perpetuated reputation that
isn't good for restaurants like Unico that's wonderful.

And if we lose, you know, continue to lose
wonderful stores, shops, what makes it more a community for all of us that live here and also the opportunity to kind of spread the, you know, tax base for what we now are investing in when we think about the property taxes and schools and other issues that we have on the table in this community. It's vital that we continue to look very seriously at our time line regarding Four Corners.

And one last comment related to the traffic is that more and more traffic is coming up into the neighborhood to avoid the intersection. And it is a neighborhood with children, dogs and elderly individuals. And it is quite often that folks are speeding through the neighborhood, as I walk my dog.

And so it's dysfunction that is going to potentially increase without remedy. And there can be, you know, serious injuries if, you know, if this continues.

So I just wanted to, again, add my appreciation for all the work that has been done to, you know, impress upon you the need to keep moving at a good clip.

And however we can be involved and helpful, I know as it's already been mentioned, so many of the residents are interested in participating when it makes sense, and to bring the opportunity to the Four Corners.

So I appreciate your time. Thank you.

DEPUTY COMMISSIONER SCHMIDT: Thank you.
CHAIRMAN SIMON: Thank you.

BOARD MEMBER HAY: Thank you.

BOARD MEMBER SCHWARTZ: Can I just say, one thing I would love to hear from the people in the audience as they come up. I heard the generality and understand the support and what the issues are. I lived in the area for over 20 years now.

I would love to hear what you guys think you would want to see there besides residential. What things are missing that would draw you to use those Four Corners? If you guys have been thinking about that, when you come up here, I would love to hear some input from the public on that.

MR. ERIC ZINGER: You're saying now?

BOARD MEMBER SCHWARTZ: Now, yeah.

BOARD MEMBER HAY: Anytime.

BOARD MEMBER SCHWARTZ: Anytime. That's what this is about.

CHAIRMAN SIMON: Yes, that's what -- yes.

MR. JOSH EISENMAN: Hi, my name is Josh Eisenman. I've been a resident of Scarsdale and Hartsdale for all my life. And like you, I've seen the Four Corners as it is for too long.

You mention what you would like to see there and actually during today's discussion on the blog, somebody
brought up a really good idea, an overhead enclosed bridge
system for walking, which I found to be totally, you know,
it works in Minnesota, obviously, because it's below zero.

But it could be aesthetically beautiful. It
could lead to people traversing around the Four Corners,
not just across. But actually taking advantage of four of
the corners rather than just two. So I think that's
something to consider.

Again, I don't know if we're anywhere near plans
for these. But I think you should consider that as well as
I think parking, obviously, is a situation. And that
should be the first thing that's built.

So that maybe if you have parking there, then the
other three corners take advantage of that parking and
people go to Unico. They go to the other places that need
it.

BOARD MEMBER SCHWARTZ: Did I hear your concern
for pedestrian point of view about the connection of the
Four Corners, that's the reason for the bridge, right?

MR. JOSH EISENMAN: Yeah. I mean the connection
is, I'm a young-ish man and I'm scared to cross and I've
seen older people --

BOARD MEMBER SCHWARTZ: Me, I'm like woah.

MR. JOSH EISENMAN: Right, exactly. So I think
if you can figure out a traverse system, it would be great.
CHAIRMAN SIMON: Well, thank you for that comment. This is the type of things we would like to hear. True, we're not at a point where we could say this is the idea that we're going to adopt.

But at least if we start off with a wide enough pool of ideas that we could draw from, that hopefully that will help us come up with a good final plan. So we really appreciate those comments.

DEPUTY TOWN ATTORNEY FRIED: Walter, may I say one thing. Two speakers have brought up Nextdoor. For a variety of reasons, including the fact that it's a closed, you know, closed access, the Board does not look at Nextdoor.

If there are conversations or ideas, as Mr. Eisenman has said, that, you know, it is positive, feel free to in the record to this Board, send information to the Board on that so we're aware of that. We can't see what is going on Nextdoor, but that's, if there is discussion and you think it's fruitful, send it to this Board as well.

BOARD MEMBER SCHWARTZ: That's a good point.

CHAIRMAN SIMON: Anyone else who is speaking for the first time? I will get back to you. But I would like those who have not spoken yet. Okay.

MR. ANDREW DOUGLAS: Hi, I'm Andrew Douglas. I
live just up the hill from Four Corners. We often pass trying to get across the street. It's hard to live to get to Dairy Del.

Right now, there is a four-way. The light changes and everybody gets to walk, if you actually wait that long. Which means that maybe the bridge is a great idea or maybe we can just make it so that instead of moving the drawings, move the sidewalk further back. Maybe we just draw diagonals and let everybody just walk. You see some brave kids actually do that. That's one idea.

You mentioned other new ideas. I think flooding is the biggest issue that you have to deal with first. That should open up green spaces, particularly on the southeast side, I guess, towards, going towards that pond as opposed to maybe putting a parking lot or making a green space under a parking lot.

None of the plans for the drawings of this super wide new Route 100 show a bus stop. Your right turn lanes are going to be a bus stop, northbound at least. The express bus stops there, and it needs to stop there.

Bike lanes would be cool. There's already enough space on the west side of 100 to have a bike lane, all the way from White Plains where it stops right through Town. It just hasn't been painted.

The idea of where to put a building that has two
floors of commercial use and then you're going to put 50 units on top of it. And you're going to add a lane on each side of the road so people can turn right on red while all the pedestrians are trying to cross because the red light is red so we can walk.

How tall is that building going to be to have 50 units there. And the rest of East Hartsdale is set back. As you walk from the train station, there is buildings. There is a space or blue painted concrete moat, there's something, until you get to Four Corners.

And then the buildings are right on the road. They are only two stories high. If they suddenly become six or seven or eight stories high, it's going to be a canyon there. It's going to feel like New York City with the accompanying wind. I think that's all I have from this. Thank you.

DEPUTY COMMISSIONER SCHMIDT: Thank you.

CHAIRMAN SIMON: Thank you.

BOARD MEMBER SCHWARTZ: Gentleman in the yellow I think is next.

MR. DICK CAVALUZZI: Hi. Good evening. My name is Dick Cavaluzzi. I live in the Secor Woods section. I would just like to say yes, I absolutely agree with everything you spoke beforehand.

Obviously, the engineering involved, it has to
happen first to figure out what's there in terms of water and what's there in terms of traffic, obviously. And you really can't do anything until you figure that out.

But I just have an idea while I was sitting here. I noticed, you know, the idea to get the pedestrians around those four corners. But I'm also looking at, I'm not sure if that's a State road, but also --

CHAIRMAN SIMON: It is.

DEPUTY TOWN ATTORNEY FRIED: They both are.

MR. DICK CAVALUZZI: West, east, eastbound. No, I am not talking about Route 100. West -- east, East Hartsdale Avenue and --

BOARD MEMBER SCHWARTZ: Washington?

MR. DICK CAVALUZZI: -- West Hartsdale are State roads?

DEPUTY COMMISSIONER SCHMIDT: Yes. West.

DEPUTY TOWN ATTORNEY FRIED: West.

MR. DICK CAVALUZZI: To me -- West. I'm looking at West Hartsdale Avenue. To provide a connection, to get the State to repave and reconstruct that road right up all the way up to the top and put sidewalks, so, you know, people from the community up there.

Right now it's a death trap trying to walk down there. And once you have a nice area that four corners developed, assuming the traffic and everything, you know,
you've got, you can draw a lot of people by walking and biking.

But right now it's impossible. I'm surprised, you know, sooner or later someone is really going to get hurt on that road. This would be an opportunity to drag the State into it. And when they do that, they have to address the water with that, with that, you know, reconstruction.

So it might be a way to get everything rolling. And stick it on the State. They should be in there already. How they are not in there, how they are not in there right now doing sidewalks and reconstruction is beyond me.

CHAIRMAN SIMON: In our Master Plan, was that road that was identified for a sidewalk in the Master Plan?

COMMISSIONER DUQUESNE: Yes.

CHAIRMAN SIMON: Okay.

UNANIMOUS SPEAKER: Only as far as, only up one block up to Washington.

MR. DICK CAVALUZZI: I'm talking about all the way up to the firehouse.

BOARD MEMBER SCHWARTZ: I don't know how you do that without another taking, because the houses are not really setback. The street is -- I agree with you.

MR. DICK CAVALUZZI: The side of the park. I
mean, you can -- you may have to cross them back and forth, but along stretches you go along on the south side and then you got that park there. One side, the houses are, you know, there's a cliff and stuff, you can't do it. But the other side, there's some kind of -- the State should be in there.

DEPUTY TOWN ATTORNEY FRIED: It's a very good point. I think it's something that we're taking notes on.

CHAIRMAN SIMON: There's definitely a need. I would think it's a need.

MR. DICK CAVALUZZI: That's all I have to say.

DEPUTY TOWN ATTORNEY FRIED: Thank you.

BOARD MEMBER SCHWARTZ: Thank you.

CHAIRMAN SIMON: Thank you. Yes.

COMMISSIONER DUQUESNE: Just a quick note. In the Comprehensive Plan, it absolutely identifies the need for a sidewalk from 119 all the way to Central, which, in my opinion, would be the most instrumental sidewalk connection you can make in the Town.

This graphic just shows, you know, the immediate area. But absolutely, the goal is to catch that whole span with the sidewalk. And Supervisor Feiner is, you know, always thinking about ways to make that happen. So I think there is room in the right of way. I think it's expensive.

CHAIRMAN SIMON: Okay.
MS. PATRICE INGRASSIA: My name is Patrice Ingrassia. I work with Chris. But I'm going to speak for a moment as a resident because you asked about ideas.

One of the things that I, that we think, is that as we move forward, the Town should be open to thinking expansively. Right now, we all see a corners. We see an intersection. There is nothing to be said that when traffic studies aren't done, we shouldn't also look at bypasses to take some pressure off the corners. That could and should be considered. Whether the Town bought property or not shouldn't matter.

When you asked about retail, what would we like to see. And no, we are not New York City, but there is an energy and a vibe that a lot of suburban municipalities have bought into with mixed use that gives a little bit of a dense excitement, you know, brings population in.

And by virtue of having residential above some retail or commercial, you get retail and commercial that thrives because people live up there. You know, whether it's personal services, whether it's restaurants, whether it's physical therapy offices, I mean it could be a lot of different things.

We've got a big population on East Hartsdale now that would love not to get in a car to go somewhere. But many of them have to because there really isn't much
commercial space there.

In New York City, New Rochelle, Yonkers, people are willing to walk a few blocks to get somewhere. So people down East Hartsdale and those of us who live in surrounding neighborhoods could walk to these places and we'd love to.

So I think we need to design with some flexibility. I think as we need -- as we approach the traffic, we need to think expansively.

The gentleman before talked about we don't want a canyon. I don't think any of us in the room want a canyon. Buildings can be designed with setbacks so that there is a wonderful streetscape, a beautiful streetscape, an energetic streetscape.

Four Corners has that potential because we have the walk to transit that's safe, fast and really easy. As a woman, I would feel comfortable, and I do, walking home late at night from the train. And you can do it at 2:00 in the morning, by the way.

We have such a good safety record here, at least, you know, in terms of walking home. Safety for pedestrians crossing the street is another issue. I won't get into that because it's not a good record.

And if you look at the plan we submitted, we actually have statistics from the Police Department to show
there are a lot of incidents there, pedestrian and
vehicular incidents at the corners. That we need to make
sure we build a safe corners.

But just as the woman from Hartsdale Estate said,
there have been many bigger problems solved than Four
Corners. And we have to keep in mind that real estate
markets move. We have people who are interested in doing
this now. And this isn't an issue with the vision, but
just as a Town, we need to make sure we move on this.

It's taken us 18 months to get to where we are
today. So let's not lose steam. Let's keep moving. Let's
think expansively and get ideas from people in the
community. There are great ones here tonight. I think we
should keep the energy going. Thank you.

BOARD MEMBER SCHWARTZ: I have a question for
you.

MS. PATRICE INGRASSIA: Yes.

CHAIRMAN SIMON: I know that the two of you
represent two of the property owners in the area.

MS. PATRICE INGRASSIA: Yes.

CHAIRMAN SIMON: How important do you think it is
to get property or at least people interested in the other
two corners as part of developing this project
simultaneously? What do you think about that?

MS. PATRICE INGRASSIA: I think it's vital to get
them. Does it have to happen simultaneously is another question. I do believe that if the zoning district was defined, you'd get a lot more interest a lot faster and the project would move a lot faster.

I also think that the parking, which was such an issue for all of us, could be solved much better if you got more property owners involved. Because at least the vision that we put forward showed a potential of three parking structures.

Because people don't want to walk real far to get to their cars. They are fussy about that. And if you look at 11 acres or so, rather than the tight corners, you get many, many more options from a parking perspective.

BOARD MEMBER SCHWARTZ: Okay.

MS. PATRICE INGRASSIA: So that's important.

BOARD MEMBER SCHWARTZ: Okay.

MS. PATRICE INGRASSIA: And that's why attracting and not discouraging developers is important, too.

BOARD MEMBER SCHWARTZ: Absolutely.

CHAIRMAN SIMON: Someone who hasn't spoken?

BOARD MEMBER SCHWARTZ: That gentleman there in the blue.

CHAIRMAN SIMON: I will definitely get to you. I will definitely get to those who would like to speak for a second time. I just want to make sure that those people
who haven't spoken at all have the opportunity to speak. But we will get to everyone.

MR. RICHARD ARONOW: Hello. Good evening. My name is Richard Aronow. I'm the owner of one of the other properties at Four Corners that is not involved in this application. I'm the owner of the building that houses Dairy Del. And at this moment I see no reason specifically -- my property is very small. So I don't expect to be involved in this in any way, but time will tell, we will see.

The only reason I'm up here tonight is to express an opinion that when this is being considered further down the line, and I discussed this with Garrett previously, that the bus stop should be moved from the south corner of the intersection to the northern corner of the intersection.

One of the problems as it is right now, and again, I pointed this out to Garrett several weeks ago, is that the buses that pull into the bus stop at the corner, especially now with the double-length buses, very often extend into the intersection and block the traffic on Hartsdale Avenue, West Hartsdale Avenue going into East Hartsdale Avenue. It's just something that I would suggest be considered for the future.

CHAIRMAN SIMON: Okay.
MR. RICHARD ARONOW: Thank you.

BOARD MEMBER HAY: Thank you.

CHAIRMAN SIMON: Anyone else? Yes.

MS. ELAINE TAYLOR-GORDON: Not to monopolize --

CHAIRMAN SIMON: Please speak into to the microphone.

MS. ELAINE TAYLOR-GORDON: -- but I have something to say. You asked about what kind of retail or what kind of things you would like to see in Four Corners, what would be meaningful to us. So if you think about it --

CHAIRMAN SIMON: Excuse me, do you have the name?

COURT REPORTER: Yes.

MS. ELAINE TAYLOR-GORDON: Oh, I'm sorry. Thank you. Walk with me for a second on East Hartsdale Avenue and think about the businesses that are there. We have about five nail salons, several hair places, especially Japanese hair straightening. We have five tailor shops.

Now, the reason I'm bringing this up is that the businesses that are doing well there, and these businesses are doing well, they are destinations and they require constant replenishment. So if you go to have your nails done, you're going every week.

That's what retail needs to be successful. The other restaurants, the other things that are doing well are
restaurants. People need to eat everyday. And if you look at your constituency, let's say around the Metro North, around the train station, you'll see there are a lot of empty nesters and single people there. They don't cook a lot, which is good because we don't really have a supermarket there. But they get take out and they go out.

If you go any night of the week to the bank, you'll find a flourishing business. Now, on Four Corners, we now have three really excellent restaurants. We have a very good little store that has Eastern European food.

Who would think that something like that would do so well. But people who are Bulgarian and Albanian are coming out from all over the area. Do you know there are a lot of Albanians in Hartsdale? There's an Albanian church. And they love to be able to go there and get fresh Borek and the other things, and Tirana Solyanka(ph) and other things that are popular with them.

So we need to have some kind of businesses that are diverse representing our diverse community. Have you noticed that Hartsdale has become extremely diverse? You look at the number of Indian people, Pakistanis, Hispanics, that's an old story. Japanese, Chinese in our little slice of America.

We are a slice of America that is very typical of America today. It is diverse and each of those people
brings their customs and their likes to our community. We need to service them.

So I would hope that if we had four corners and we revitalized it, we would have shops that did service them. We don't have a decent supermarket. You have to go to Acme in Knollwood. That's the closest supermarket we have. You have to go to White Plains to Stop and Shop.

Hartsdale certainly can support a good supermarket, but we don't have one. Four Corners would be a great place to have one in the bottom of a building. And I don't believe the buildings have to be taller than eight stories. And eight stories is not a canyon. You can have setbacks.

This is what we need because the people that lived above these retail stores would support the retail stores. Build it and they will come. I truly believe this.

I see it happening in Europe. I just got back from Frankfurt. And I saw an area in the last three years that was nothing but wilderness. Now it's called Europaviente. There are new houses. They are all about six or eight stories high. There are businesses there, restaurants. There's a supermarket, which actually a little shopping mall, that never really existed in Frankfurt before. And it is flourishing.
And the other thing I would like to see is a covered station for the bus so that when people are waiting for the bus, they don't have to stand there in the rain or the snow. It is no big deal to build a covered enclosure there. So that it would make people's lives a little more pleasant. I've said enough. Thank you.

CHAIRMAN SIMON: Thank you.

BOARD MEMBER SCHWARTZ: Thank you for your ideas.

BOARD MEMBER HAY: Thank you.

CHAIRMAN SIMON: Are there any other speakers?

Do you have anything to say in regard to some of the comments or?

COMMISSIONER DUQUESNE: No. The only thing I really didn't touch upon that I think I would have in hindsight is just process. I'll just quickly go through a few points.

So this is a land use study. This land use study is, in essence, to frame what is right for Four Corners. The following steps are, we talked about technical analysis. Someone mentioned rezoning. So ultimately there is a rezoning, thinking about rezoning. There is a SEQRA process that encompasses all the technical analysis.

And ultimately, really, we're just planning for that prospect. Ultimately, there is the builder, and they will come. There is the planet and let's hope they build
it, is kind of where I'm at.

So ultimately it is a long process, but this is the first -- this is the start and, you know, Aaron has the correct graphic up here. We are in the upper left corner.

BOARD MEMBER SCHWARTZ: Garrett, could you talk about the money that the Town appropriated for consultant and how that's planned to be used?

COMMISSIONER DUQUESNE: Yes. I think that's a good point. It's very important. We are in the upper left corner, which is the Four Corners vision adoption process. The Town Board did allocate $150,000 for that second green box, which is a portion of technical analysis.

So the Town Board allocated $150,000 for flooding, storm water and traffic analysis. So what will happen is an RFP will be issued and a consultant will be employed, an independent consultant work on behalf of the Town and do a lot of the things that we talked about: Look at existing conditions, look at potential for improvements.

Just yesterday, the DPW Commissioner mentioned to me that yes, there was a storm water study back in 2007. It had some $25 million dollar remedy. In looking at that project, that study, it didn't think about what we're talking about right now, which is redevelopment. That study just kind of had a tunnel vision and said what could you go out and do right now to fix the flooding and that's
why it was so expensive.

What we're talking about, and it's in the study, is redevelopment, sustainable redevelopment, with green features. If you look at the aerial, what you see is just a sea of pavement, maybe one small green roof, but minimal storm water, you know, facilities that exist.

And in this redevelopment scenario, talking about green roofs and, you know, the graphic up there that was prepared by Chris Broda shows how you kind of green up the area. And that's something that that storm water study didn't include. So perhaps the remedy is much different as we look at it in 2019 than what was looked at --

BOARD MEMBER SCHWARTZ: Garrett, go back for one second. I think the public would like to hear this. Explain where we are in the RFP process in doing that and how that's going to go ahead. I don't know if you did a time line yet, but if you have any idea. Don't over promise, but give us some kind of idea.

COMMISSIONER DUQUESNE: Yes, yes. The RFP, it's being drafted out of our office here, Community of Development and Conservation. I anticipate that draft, you know, to be formulated, I would say, within two to three weeks.

And there is indeed a land use, a land use committee of primarily Hartsdale residents that are going
to meet and then share with them the concepts for this RFP. I indicated to Chairperson Simon today that we're going to share that RFP with you before it goes out. But I think that time frame is roughly two to three weeks.

We hope to have a consultant on board doing that work, you know, really getting into that as early as potentially April, I would say.

BOARD MEMBER SCHWARTZ: Do you have any idea how long that study would take?

COMMISSIONER DUQUESNE: I couldn't see the study taking, you know, less than, you know, three to four months.

BOARD MEMBER SCHWARTZ: So probably late 2019 we would be in a better position to have a better understanding to define the things that are necessary to go ahead and start formulating --

COMMISSIONER DUQUESNE: Yes, I think that's accurate. I think that timing is good.

BOARD MEMBER SCHWARTZ: Christine had a question.

MS. CHRISTINE BRODA: Yes.

BOARD MEMBER SCHWARTZ: Come to the mic, please, Christine.

MS. CHRISTINE BRODA: I have a question about that. Is it possible that the storm water could get started and then if we can find the money, whatever means
we find for money to do the further SEQRA process in the real zoning definition, could they happen simultaneously?

COMMISSIONER DUQUESNE: It is happening. So the CFA process is coming up in June. That includes planning grants. So the intent is to apply for a SEQRA in rezoning type grants. Aside from the CFA process, my understanding is NYSERDA has planning grants.

So we're looking all over for the next step and we're not going to wait until the end of the time frame that was just described. That type of look is ongoing and as we become aware of grants, we apply for them. So it is certainly concurrent.

CHAIRMAN SIMON: Yes.

BOARD MEMBER SCHWARTZ: Go ahead, Chris.

MS. CHRISTINE BRODA: Our only comment about that would be that, and we understand the constraints for the Town. Grants applied for in June don't get awarded until probably December, which means we're really talking about the beginning of this process of the definition of the new zone and all of the massive slog that we have to go through to get that all defined properly. That's not going to end until, you know, the end of 2020.

And we just want to stress to you the importance of the speed of this. And we understand if we can get some developers on board, it is a catch 22. They need to know
what properties are going to be included. Without knowing that, nobody is going to buy these properties. They are not going to commit to making this kind of, you know, effort. But without the money to make that effort happen, there is not going to be a commitment.

And then in the meantime, we've got building owners who are, you know, yes, they did cosmetic changes to the buildings, but that's because these buildings were falling apart. They are losing money with rental spaces that are not being rented. They have clients or tenants now that they rent to for lower than their cost.

When the grocery store closed, they got another grocery store to move in because they gave them such a cut rate on the price, they are actually losing money.

BOARD MEMBER SCHWARTZ: The Asian grocery store?

MS. CHRISTINE BRODA: Yes, yes. The reason that they have them in there is not because they are making any money. They are actually losing money on that rental. It's because if they don't have that one tenant, they over -- they go to the critical number of stores that are vacant, that then puts their mortgage in default.

BOARD MEMBER SCHWARTZ: Christine, can I ask you a question?

MS. CHRISTINE BRODA: So these are the things that every month matters.
BOARD MEMBER SCHWARTZ: I fully understand that. Obviously, the Town has financial constraints, too. Is there -- we may have to be creative here. The wonderful thing is, by the way, I want to thank everybody for coming out. And the more suggestions you guys have, bombard Aaron with it. He loves reading his mail. He will send them all to us any way so don't worry about it.

But seriously, your input is really important. We want this to be a model of how community and Town can work together to make our community better. That's what this is all about, for all of us.

And I thank, Eric left, so I can thank Eric now so he won't get a big head anymore. But Eric's organization, and working with you, it's been terrific, and being the starter for this, which actually was in the Comp Plan originally and then taken out because it didn't have community support at that time. Now it does. It's great.

We need to think creatively about alternatives on how to do this because I'm kind of troubled myself about the lines. What I would suggest, put on your thinking cap, talk to Garrett. I'll be happy if you talk to me or Walter or anybody on the Board that you want to about this, as to maybe what the minimum lines could be.

Can we start there? If it happens to go beyond that, you know, if we take another property afterwards and
you want to change that afterwards, but let's talk about maybe there could be definition of what the minimum would be like, you know, would be all the way, you know --

MS. CHRISTINE BRODA: I'll be happy to bombard your email box.

BOARD MEMBER HAY: To achieve traffic --

BOARD MEMBER SCHWARTZ: I know you will.

MS. CHRISTINE BRODA: I have a bunch of those drawings already.

CHAIRMAN SIMON: The minimum to make it economically attractive for investment.

BOARD MEMBER SCHWARTZ: Yes, right, exactly.

BOARD MEMBER HAY: To address the traffic, parking, density.

MS. CHRISTINE BRODA: Aaron, if you could show the drawing that we have of the possible future 3D drawing.

CHAIRMAN SIMON: We're saying what will be the minimum to get this thing off the ground as opposed to the idea.

MS. CHRISTINE BRODA: Well, the minimal to get it off the ground, that's a good question. Some of it obviously has to do with how you solve the traffic issues.

CHAIRMAN SIMON: Yes, yes. Well, see, that's --

MS. CHRISTINE BRODA: There are some sketches available that have some ideas of how to do some traffic
solutions and so on. I mean there are things, I would say that the minimal is pretty much what we're showing there.

Because what you see there is from say the sign around the building to the north, and the Sunoco, the Duane Reade on the other side. And then going all the way down to where the Starbucks is and the Safavieh building.

The reason for that is that that helps us build the number of parking structures we're going to need to accommodate the parking.

BOARD MEMBER SCHWARTZ: Well, maybe, quite frankly, I'm not sure even how you do the studies we're talking about with at least some rough definition of what area we're talking about.

MS. CHRISTINE BRODA: Right.

BOARD MEMBER SCHWARTZ: So that's one place to start. Second, I'm still hungering for what we can put there. For example, something I haven't heard. I heard condo. I heard co-op. I heard rental. I didn't hear about these work residences, which are big things these days.

MS. CHRISTINE BRODA: Oh, absolutely. We've actually spoken to a company that was interested --

BOARD MEMBER SCHWARTZ: Like We Work or somebody like that.

MS. CHRISTINE BRODA: Exactly. One of the plans
that we looked at is, for one of the buildings, was if you had an office spaces that were shared office spaces that the people in the building would use as a communal work space. Those are -- we've been looking at comps of different buildings that are in the City, that are around in Westchester.

BOARD MEMBER SCHWARTZ: There's one in White Plains. I think one just opened up in White Plains.

BOARD MEMBER TALIAFERRO: There's one near BJs.

CHAIRMAN SIMON: Yes.

MS. CHRISTINE BRODA: On Main Street. Now, We Works as a concept is a great idea. We Works right now doesn't make any money. They are actually losing money so.

BOARD MEMBER SCHWARTZ: They just got funded, they just got another big --

BOARD MEMBER HAY: Don't think you want to base your business on --

MS. CHRISTINE BRODA: Yeah, well, Soft Bank has deep pockets.

BOARD MEMBER SCHWARTZ: What I'm saying though is one of things that bothers me --

MS. CHRISTINE BRODA: We're looking at all that, that's what we need.

BOARD MEMBER SCHWARTZ: One thing that bothers me is -- thank God Unico is doing well. There was a business
in there before.

BOARD MEMBER HAY: Mimi's.

BOARD MEMBER SCHWARTZ: Mimi's. I remember when they came to us and Walter and I looked at each other and felt really bad about approving it because we didn't think it was going to be successful. The community didn't support it. It was very, very sad. They also had some logistic problems, I know for sure. But I felt really bad.

I mean we've got, we've had a turnover on a lot of the businesses. We've had the pizza place in front of us begging for tables so that they can get a little bit more business in your shopping center up there, Arthur Avenue Pizza Center. I don't know how the Greek place is doing. I do buy the gyros there, by the way, just for the record.

Seriously, I would like to really get an idea so when Garrett or if we ever get a business development person working for Garrett, which is something we also recommended to the Town Board. We know who to reach out to, what kind of developer to reach out to. That will also help in this regard. So I think we need -- those are the things we can do now. At our expense, it's this. It's not money.

MS. CHRISTINE BRODA: We've been talking to some developers. We are hoping to meet with a couple in the
next week or two and look at some of the properties and say
if this was included, here are some of the things.

One of the things we first started with was we
talked to a restaurant group about if we had a building at
the corner of -- and to answer one of the gentleman who
spoke, you know, how do you get 50 apartments in five
stories, six stories.

As you can see from this presentation here, these
are not small buildings. We're talking about combining
lots together to build larger buildings. And they can be
tiered in such a way at street level it's three stories,
but then it's really eight stories or six stories or
whatever behind it.

But we spoke to one restaurant group about if we
built a building like this, what would you want to do with
it. And he said I'll take the whole first floor. Because
he said we would have, we would take -- we would have one
large kitchen in the middle of the building that people
could see, and that would service all of the things.

And then we would have the flexibility where we
can open a white table cloth restaurant here, a Beer Garden
there, a pizza shop here. We would do a market and supply
the market.

This is a restaurant group that has places all
over the area and is doing exactly that with other
locations. And they said we would love to have that outdoor space. We would run all the restaurants. We take care of all of that in one group.

BOARD MEMBER SCHWARTZ: Interesting.

MS. CHRISTINE BRODA: So there is, you know, because then they have the flexibility, if this concept doesn't work, so move on. And the idea would be you would have a central kitchen that would be used by all the restaurants.

In fact, we've talked about if you did that and then you can rent little kitchen areas to any -- then it wouldn't have to be just one restaurant owner that would own all of the restaurants. You can even have pop-up restaurants, small restaurants, where they would --

BOARD MEMBER SCHWARTZ: That's a great idea.

MS. CHRISTINE BRODA: -- lease a portion of your restaurant kitchen that belongs to the building. So when you think about it in terms of Department of Health approvals for that, in terms of building codes, zoning, all of that kind of stuff, it already belongs to the buildings.

The zone of these buildings, that they are allowed to have a large commercial kitchen that's already built into the process. It's built into the core of the building.

And then you have, you have people be able to
come in. And if I want to open a restaurant and we get rid of that horrible special use permit process of I want to open a restaurant, that's great, you can have it. Oh, you wanted chairs. So we want to get rid of that special use issue about --

BOARD MEMBER SCHWARTZ: That's when someone tried to put in green supermarkets.

MS. CHRISTINE BRODA: Thank you. That was the Dunkin Donuts trucks. He doesn't sell Dunkin Donuts.

DEPUTY TOWN ATTORNEY FRIED: I think we have someone else.

CHAIRMAN SIMON: There is someone else.

MS. CHRISTINE BRODA: But those are the kinds of things that we've already been talking to people about and maybe like a jazz club. They are a lots of things.

BOARD MEMBER SCHWARTZ: I would like to know what other service businesses available, too.

CHAIRMAN SIMON: Thank you.

BOARD MEMBER SCHWARTZ: Thank you, Christine.

MR. JOSH EISENMAN: Josh Eisenman again. I'm just wondering, the Duane Reade, does there need to be a building there or could that be an open space? Like why does a building have to be there?

CHAIRMAN SIMON: Well, that's all part of -- that's one of the reasons to, at least up until this point,
we did not make a strict zoning because we didn't know what we wanted.

What we thought was important for us to write that document, the executive summary, to point out what are the major issues that have to be addressed. So rather than saying a building should be two stories or four stories or where would -- do we have to have open spaces at this corner. We laid out seven things.

And so whatever the design is, it has to address traffic. It has to address flooding. It has to address pedestrian traffic. It has to address mixed use. And then we say within that, then we will leave it up to the developer, input from the community as to what is the best design to put at that corner.

So that is the approach that we took. So to answer your question, we don't know what is going to be at that corner. You know, so that's --

MR. JOSH EISENMAN: I mean one of things I'm thinking is we leave it open and then food trucks, different food trucks come every night. And it mixes up the offerings. It still has its open space, maybe there is tables, maybe there's heat lamps.

MS. ELAINE TAYLOR-GORDON: Like they have that Austin.

MR. JOSH EISENMAN: Like they have in Austin.
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Like they have in California. They do it in parking lots
with, in Brooklyn, they did it on the water.

BOARD MEMBER SCHWARTZ: They do it Lindsborg.

MS. ELAINE TAYLOR-GORDON: Yes.

CHAIRMAN SIMON: These are all things that have
the option of being included or excluded from it. But at
least we develop this concept whereby the developer, the
Planning Board, the Planning staff and the residents could
then provide ideas to come up with a final design.

BOARD MEMBER SCHWARTZ: One of the things, let me
take that back to the strategic point, okay, to what you're
saying. One of the most important things to make this
successful, as far as I'm concerned, is that you need to be
able to encourage pedestrian traffic, for the people to
want to walk there. Okay, if you're depending on people
just driving there, it's not going to work.

BOARD MEMBER TALIAFERRO: No.

BOARD MEMBER SCHWARTZ: It's going to fail. You
have all of those apartment buildings a block away, big
apartment buildings already on both sides actually. You
have plenty of population. None of those people are
walking and supporting those restaurants.

Unico I bet you, is a destination. Fantasy
Cuisine is a destination, not a pedestrian destination.
They are not being supported by the neighborhood. The
Greek place probably is to some extent, but we're not
getting the pedestrians traffic that we need.

When you talk about the bridge, you know, that
isn't such a silly idea for lots of reasons, okay. And we
need to do that. To the point that you want to keep them
there and have some open space.

By the way, the open space, and Christine and I,
I think talked about this in the past. The open space can
also help solve the drainage issue, okay. For example, now
the question is, again, that's why, to me, and this is my
opinion, is why all four corners have to be coordinated,
okay. Which of these developers wants to give up their
land for open spaces.

MS. CHRISTINE BRODA: It's negotiation in
exchange for something else.

BOARD MEMBER SCHWARTZ: It has to be, that's the
point.

CHAIRMAN SIMON: But there are trade-offs. At
the bottom line, it has to be something that it will work
in the Town, if it's something that people want and it has
to be economically viable. It must be economically viable.

So those are -- wait a minute. We're trying to
get as many input from the public as possible. You spoke
several times. So let's make sure we give everyone else an
opportunity to speak.
DEPUTY TOWN ATTORNEY FRIED: Walter, we also have another item on the agenda we need to address.

MS. CHRISTINE BRODA: I just want to point out for this gentleman. One of the things we have been thinking about is open spaces. If you look at the building up at the top there, there is sort of a reflecting pond kind of pool. That would be a retention pond for storm water.

We also have, maybe it becomes sort of a more natural shape. But that could be a Town park. And one of the things we love to see here is a Town park involved with all of this.

CHAIRMAN SIMON: Okay. One of the things that there is some input that this Planning Board has to provide to the Commissioner, and the purpose of that was to get the input from the public, which we got this evening.

And then to provide additional comments for the Commissioner so he could go back and he can make additional edits to this document before we finalize it.

I'll allow one more speaker. You haven't spoken before and then we will have to move on.

MS. LORRAINE CANTORI: My name is Lorraine Cantori and I've lived on West Hartsdale for 26 years. And this is a beautiful plan, but not if you have to drive anywhere. And I understand they are considering a
right-turn lane at the bottom of my street, which is useless if you have people that get in the right lane that are not making a right-hand turn.

As far as the purchase of land for parks, that's an interesting concept, but that's also very complicated. Most important thing that I think should be part of this plan is the parking.

For 26 years, no matter what type of store I went to in Four Corners parking is also an issue. It's always an issue. And as a resident who loves to live here, I want it to be a place where I'm not imprisoned in my own house because of the backlog of traffic on the street, pulling on and off on my driveway, being subjected to traffic. Knowing I can't go out certain hours because of the backlog. That's all.

DEPUTY TOWN ATTORNEY FRIED: Thank you.

CHAIRMAN SIMON: Thank you.

BOARD MEMBER HAY: Thank you.

CHAIRMAN SIMON: Okay, all right. I want to really thank everyone who came out this evening for your comments. I mean we had a lot of good feedback from the residents. It's greatly appreciated. And this is the type of input this Board needs. So when we make our recommendation to the Town, we know that we that we're incorporating many of the issues and concerns of the
residents.

Obviously, we can't guarantee you that we will recommend everything that was offered this evening, but I will definitely say a lot of very, very good ideas surfaced this evening. And I greatly appreciate that.

And as we move forward, I would hope that you will continue to take interest in the project. I think it's a very important project. I was on the Master Plan committee that developed the Master Plan for the Town. And as Hugh indicated, that was in the Master Plan, that we recommend the redevelopment of Four Corners.

And it did not receive the type of support that we're receiving now. And so it was never, it never made it into the final plan that was adopted from the Town Board. So I am absolutely elated that the residents in this area have strong support of this.

This is, like I said, something that the Master Plan supported. This is something that this Planning Board supported. And the fact that it is resurfacing now, I think is an excellent idea. It's something that is desperately needed.

That Four Corners, quite frankly, the way it is now is a disaster area for the Town. And we're not taken a full advantage of the property in that area. Not only Four Corners, but you know, adjacent properties in terms of all
the things that you had cited, the flooding, the traffic, pedestrian traffic, green space.

All of the things that you have cited is absolutely on target. Things that need to be incorporated into the final -- into the Four Corners plan.

We have many challenges ahead. It's not going to be easy or a quick solution. We have applicable studies that have to be done so it's done right.

We had this problem with Four Corners for many years and we're not going to solve it immediately. And it will take time, but we need to do it right. And I think we're starting off in the right direction in terms of getting support and participation from the public.

So again, I thank you very much for coming out. And I hope you continue to follow the development of this project. And I'm quite sure there will be additional opportunity for you to raise your issues because that's something that this Planning Board needs. It's something that the Town Board needs. So thank you again.

DEPUTY TOWN ATTORNEY FRIED: Okay. From a procedural point, you should close the public discussion. You might want to keep the record open to have people within the next two weeks send in if they have additional things.

CHAIRMAN SIMON: Okay. So can I have a motion to
close the Public Hearing?

DEPUTY COMMISSIONER SCHMIDT: Discussion.

CHAIRMAN SIMON: The public discussion.

DEPUTY TOWN ATTORNEY FRIED: Right.

CHAIRMAN SIMON: And keep the record open for two weeks.

BOARD MEMBER HAY: So moved.

BOARD MEMBER TALIAFERRO: Second.

CHAIRMAN SIMON: All in favor? Aye.

BOARD MEMBER TALIAFERRO: Aye.

BOARD MEMBER SCHWARTZ: Aye.

BOARD MEMBER HAY: Aye.

DEPUTY TOWN ATTORNEY FRIED: And then you want to close the Public Hearing.

CHAIRMAN SIMON: Motion to close the Public Hearing?

BOARD MEMBER HAY: So moved.

BOARD MEMBER SCHWARTZ: Second.

CHAIRMAN SIMON: All in favor? Aye.

BOARD MEMBER TALIAFERRO: Aye.

BOARD MEMBER SCHWARTZ: Aye.

BOARD MEMBER HAY: Aye.

(Whereupon, the Public Hearing was concluded.)
CERTIFICATION

Certified to be a true and accurate transcript
of the stenographic minutes of proceedings taken by the
undersigned, to the best of her ability.

Barbara Marcianite,
Official Court Reporter