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June 18, 2020

Mayor Vincent Rossillo and
Members of the Village Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

Re: Cedar Commons – 41 Cedar Street

Dear Mayor Rossillo and Members of the Board:

This firm represents Cedar Commons, LLC, the owner of the property located at 41 Cedar Street (a/k/a 43-45 Cedar Street) (the “Property”). We are writing to follow up on the productive discussion at your June 9, 2020 meeting.

We are providing to you herewith revised plans incorporating changes as discussed. We have added an additional affordable unit, and also provided additional diversity of housing types. The project now proposes a total of 16 units, including 2 affordable studio units on the second floor, an affordable 2 bedroom unit on the third floor, and 13 market rate 2 bedroom units. With this unit mix the parking requirements is still satisfied. The addition of the partial fourth floor is justified by the ability to modify the unit mix to add studios and to add an additional affordable unit above what is required, as well as the public benefit of allowing parking to be placed on the ground floor, significantly reducing excavation, site disturbance, and the construction timeline. These benefits satisfy the requirements for the Board to exercise its discretion to allow the partial fourth floor.

The plan has also been modified to reduce the height of the building. The top of the third floor now sits at a height of 35’4” and the top of the fourth floor is at 46’10”. These each represent a reduction of 4’8” from the previous plan. We are requesting a waiver of just 1’10” for the proposed height. We have also added the roof decks and bulkhead on the fourth floor roof. The bulkhead is the minimum required to provide access and is less than 5% of the roof area. The roof plan is similar to the roof plan reviewed by the Planning Board for Scheme A – giving outdoor space to the units, a green roof, and a place for the air condenser units which can be fully screened.

The virtual reality presentation will be updated to reflect the reduced building height and also to show the additional views requested at the last meeting. While we know there have been concerns

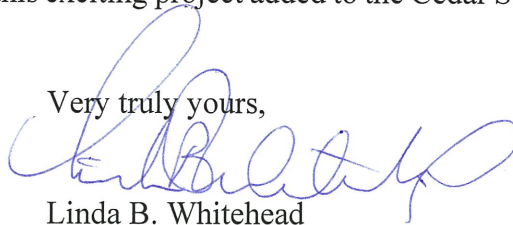
expressed over the visual impact, we believe that the proposed building represents a significant improvement over the existing condition with the odd mix of the one story structure in the front and the large house in the rear. Our client has also reached out to Zion Episcopal Church to schedule a site visit to discuss landscaping which could be provided to benefit the Church. We hope to be able to show you a plan of this additional landscaping at the meeting.

We hope that you will be able to coordinate your requested site visit prior to the June 23rd meeting and our client is happy to join you on the site visit (keeping socially distant of course). We are also hopeful that you will have a report from the Village's arborist prior to the meeting.

The proposed project provides many benefits to the Village of Dobbs Ferry including those set forth in the Vision Plan. Additional residences, including three affordable units, will be provided in the downtown. The new residents will bring significant spending power and add to the vitality of downtown meeting the goals of the Vision Plan. The new construction will be attractive and in keeping with the character of Cedar Street as determined by both the Planning Board and the AHRB, and be an improvement over the existing condition. A new pocket park and new landscaping will be provided for the benefit of the Village. Lastly, and of great significance in the current economic climate, the project will generate a significant increase in tax revenues to the Village and the school district. All of these benefits are objectives set forth in the Vision Plan.

We look forward to the continuation of the public hearing on this matter at your June 23, 2020 meeting and we look forward to seeing this exciting project added to the Cedar Street landscape. Thank you for your continued cooperation.

Very truly yours,



Linda B. Whitehead

Enclosures

cc: Cosmo Marfione, BDC Group
Christina Griffin
David Smith