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August 3, 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:

As you are aware, 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 discussion at your July 14, 2020 meeting and the July 21, 2020 joint meeting with the Planning Board and AHRB and to provide revised plans with the revisions outlined below.

The plans provided herewith have been revised to address concerns raised at the July meetings with the changes as follows:

- 2-Bedroom affordable units are now 80% of area of the average of the market rate units as required by the Code, and calculations have been added to the plans.
- The fourth floor has been reduced to a floor area which is 50% of third floor below.
- The bulkhead has been reduced in size to 10% of the fourth-floor roof area.
- The overall height of Building has been reduced to 45'0" to meet the maximum required by Code.

These revisions reduce the overall bulk of the building by reducing the height as well as the massing of the fourth floor and bulkhead. The previously requested waiver for building height is no longer necessary. A waiver is still required for one parking space and to permit the three retail parking spaces to be located on the street. As we have previously stated, this will result in less demand for on-street parking than exists today with no off-street parking currently provided. Our client is willing to pay the PILOP for all four of these parking spaces.

As has been discussed, our client will be providing an automated pedestrian alert system at the garage entrance and we agree that this should be a condition of the site plan approval.

Our client has also retained a landscape architect to assist with the final design of the landscape plan. Initial suggestions made by the landscape architect have been incorporated into the revised plan submitted herewith. As was discussed, we will agree to a condition that a final landscape plan be developed in consultation with the Village's landscape architect and Zion Church, to the satisfaction of the Village's landscape architect.

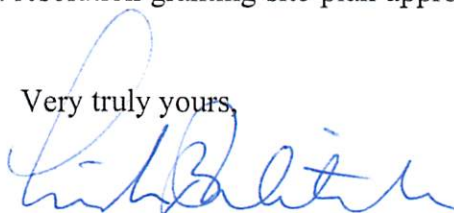
Also submitted herewith are the photos taken from various points on the Aqueduct looking towards the site as shown to you at the July 21 meeting. As noted, except where the Aqueduct crosses Cedar Street, the property is not visible.

We have also provided a section across the South Presbyterian Church property to the site. As was discussed, the top two floors at the rear of the building will be visible from the parking lot at South Presbyterian Church. The existing building is also visible from this location.

As we have discussed, 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 and Zion Episcopal Church. 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 August 11, 2020 meeting and request that at that meeting you close the public hearing and direct the preparation of a negative declaration under SEQRA and a resolution granting site plan approval. Thank you for your continued cooperation.

Very truly yours,



Linda B. Whitehead

Enclosures

cc: Cosmo Marfione, BDC Group
Christina Griffin
David Smith