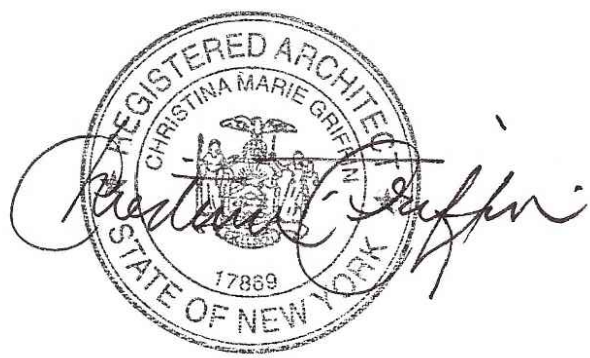


CEDAR COMMONS

43-45 CEDAR STREET, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



BOT REVISIONS - 8-3-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
THE BDC GROUP COSMO D. MARFIONE, P.E., MANAGING PARTNER 222 BLOOMINGDALE ROAD, SUITE 404 WHITE PLAINS, NY 10605 877.232.47687 cmarfione@thebdcgroup.com	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgaudio.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	PLANNING & DEVELOPMENT ADVISORS DAVID B. SMITH, PRINCIPAL 101 LEE AVENUE YONKERS, NEW YORK 10705 914.552.8413 davidbsmith1992@gmail.com	PROVIDENT DESIGN ENGINEERING CARLITO HOLT, P.E., PTOE PARTNER/SENIOR PROJECT MANAGER 7 SKYLINE DRIVE HAWTHORNE, NY 10532 914.592.4040 cholt@pderesults.com	BOARD OF TRUSTEES SUBMISSION 4-22-19 BOARD OF TRUSTEES PRESENTATION 4-23-19 PLANNING BOARD PRE-SUBMISSION 5-16-19 PLANNING BOARD SUBMISSION 7-03-19 PLANNING BOARD SUBMISSION 7-26-19 PLANNING BOARD PRESENTATION 8-08-19 AHRB SUBMISSION 9-12-19 AHRB REVISED SUBMISSION 11-18-19 BOT SUBMISSION 2-3-20 BOT REVISED SUBMISSION 5-18-20 BOT REVISED SUBMISSION 6-18-20 BOT REVISED SUBMISSION 7-06-20 BOT/PB/AHRB SUBMISSION 7-17-20 BOT REVISED SUBMISSION 8-3-20	A-0 TITLE SHEET, LIST OF DRAWINGS, RENDERING S-1 ZONING COMPLIANCE, PHOTOS OF EXIST. COND., SITE PLAN / PLANTING PLAN R-1 3D RENDERING, COLOR SCHEME C-1 DEMOLITION PLAN C-2 SITE PLAN / STORMWATER MANAGEMENT PLAN C-3 ENGINEERING DETAILS A-1 GARAGE PLAN A-2 FIRST FLOOR PLAN A-3 SECOND & THIRD FLOOR PLAN A-4 ROOF PLAN A-5 NORTH ELEVATION A-5B NORTH ELEVATION - COLOR SCHEME A-6 WEST ELEVATION A-6B WEST ELEVATION - COLOR SCHEME A-7 SOUTH ELEVATION A-7B SOUTH ELEVATION - COLOR SCHEME A-8 EAST ELEVATION A-8B EAST ELEVATION - COLOR SCHEME A-9 BUILDING SECTION A-10 EXTERIOR DETAILS A-11 WALL SECTION, EXTERIOR DETAILS	A-12 WALL SECTION, EXTERIOR DETAILS A-13 WALL SECTION, EXTERIOR DETAILS L-1 LANDSCAPE PLAN E-1 EXTERIOR ELECTRICAL PLAN V-0 STREETSCAPE SCHEME B - PARKING AT GROUND FLOOR / 4TH STORY S-1A-C ZONING COMPLIANCE, PHOTOS OF EXIST. COND., SITE PLAN / SCHEMATIC PLANTING PLAN A-14 GARAGE PLAN / FIRST FLOOR PLAN A-15 SECOND & THIRD FLOOR PLAN A-16 FOURTH FLOOR / ROOF PLAN A-17 NORTH ELEVATION A-18 WEST ELEVATION A-19 SOUTH ELEVATION A-20 EAST ELEVATION V-0 STREETSCAPE V-1 - V-7 3D RENDERINGS FROM VR V-8 SECTION THROUGH SITE C-2-ALT - 'SCHEME B' - SCHEMATIC STORMWATER MANAGEMENT PLAN

ZONING DATA - DESIGN B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11	
		REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)	
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL	
MINIMUM MARKET RATE UNIT SIZE	600 SF PER UNIT	-	1,331-1,789 SF PER UNIT	
MAXIMUM BUILDING COVERAGE	80%	+74%	79% (SEE COVERAGE CALC, SHEET S-1)	
MAXIMUM IMPERVIOUS COVERAGE	100%	+/-86%	94%	
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT	
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT 4 STORIES / 45 FT IF APPROVED BY BOT	-	4 STORIES / 45 FT (TOP OF BUILDING)	
MAXIMUM AREA OF 4TH FLOOR	MAX. 50% OF FLOOR AREA BELOW	-	AREA OF 3RD FLOOR: 10,299 SF AREA OF 4TH FLOOR: 5,140 SF (50% OF 3RD FL.)	
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA FOR 3-STORY BUILDING	-	AREA OF 4TH FLOOR: 5,140 SF AREA OF BULKHEAD: 514 SF (10% OF 4TH FL.)	
FRONT YARD SETBACK	0 FT	0 FT	0 FT	
REAR YARD SETBACK	0 FT	0 FT	15 FT TO PRINC. BLDG. / 9.0 FT TO BALCONY	
SIDE ONE	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO GARAGE	
SIDE TWO	0 FT	0 FT	0 FT	
TOTAL OF TWO SIDES	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO BALCONY	
DRIVEWAY SLOPE	14%	N/A	3-5%	
PARKING				
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + ¼ PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF FLOOR AREA	RESIDENTIAL: 1 PER DWELLING UNIT + ¼ PER BEDROOM RETAIL: 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = <u>26 SPACES TOTAL PROVIDED</u> SCHEME B RESIDENTIAL: 1 PER DWELLING UNIT + ¼ PER BEDROOM (30 BEDROOMS TOTAL) = 16 + 7.5 = 24 SPACES RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES <u>27 SPACES TOTAL REQUIRED</u>	

AFFORDABLE HOUSING REQUIREMENTS			
NUMBER OF AFFORDABLE UNITS REQUIRED:	AVERAGE SIZE OF MARKET RATE 2-BEDROOM UNIT		SIZE OF AFFORDABLE UNITS
(2) 2-BEDROOM UNITS	UNIT 3 1,327 SF	UNIT 10 1,749 SF	Affordable Unit #1
	UNIT 4 1,519 SF	UNIT 11 1,400 SF	UNIT 1 - 2-bedroom/2-bath
NUMBER OF AFFORDABLE UNITS PROVIDED:	UNIT 5 1,549 SF	UNIT 12 1,534 SF	1,123 SF + 227 SF BALCONY
(2) 2-BEDROOM UNITS	UNIT 6 1,465 SF	UNIT 13 1,470 SF	1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF
(1) STUDIO	UNIT 7 1,470 SF	UNIT 14 1,436 SF	
	UNIT 9 1,789 SF	UNIT 15 1,331 SF	Affordable Unit #2
	UNIT 10 1,749 SF	UNIT 16 1,376 SF	UNIT 8 - 2-bedroom/2-bath
REQUIRED AREA OF AFFORDABLE UNITS	TOTAL 19,415 SF / 13 UNITS = 1,494 SF		1,123 SF + 227 SF BALCONY
AFFORDABLE UNITS REQUIRED TO BE MIN. 80% AREA OF COMPARABLE MARKET RATE UNIT			1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF
80% OF AVERAGE SIZE MARKET RATE UNIT (1,494 SF) = 1,195 SF			Affordable Unit #3
			UNIT 2 - Studio
			493 SF + 83 SF BALCONY
			(450 SF MIN. REQUIRED FOR AFFORDABLE STUDIO)

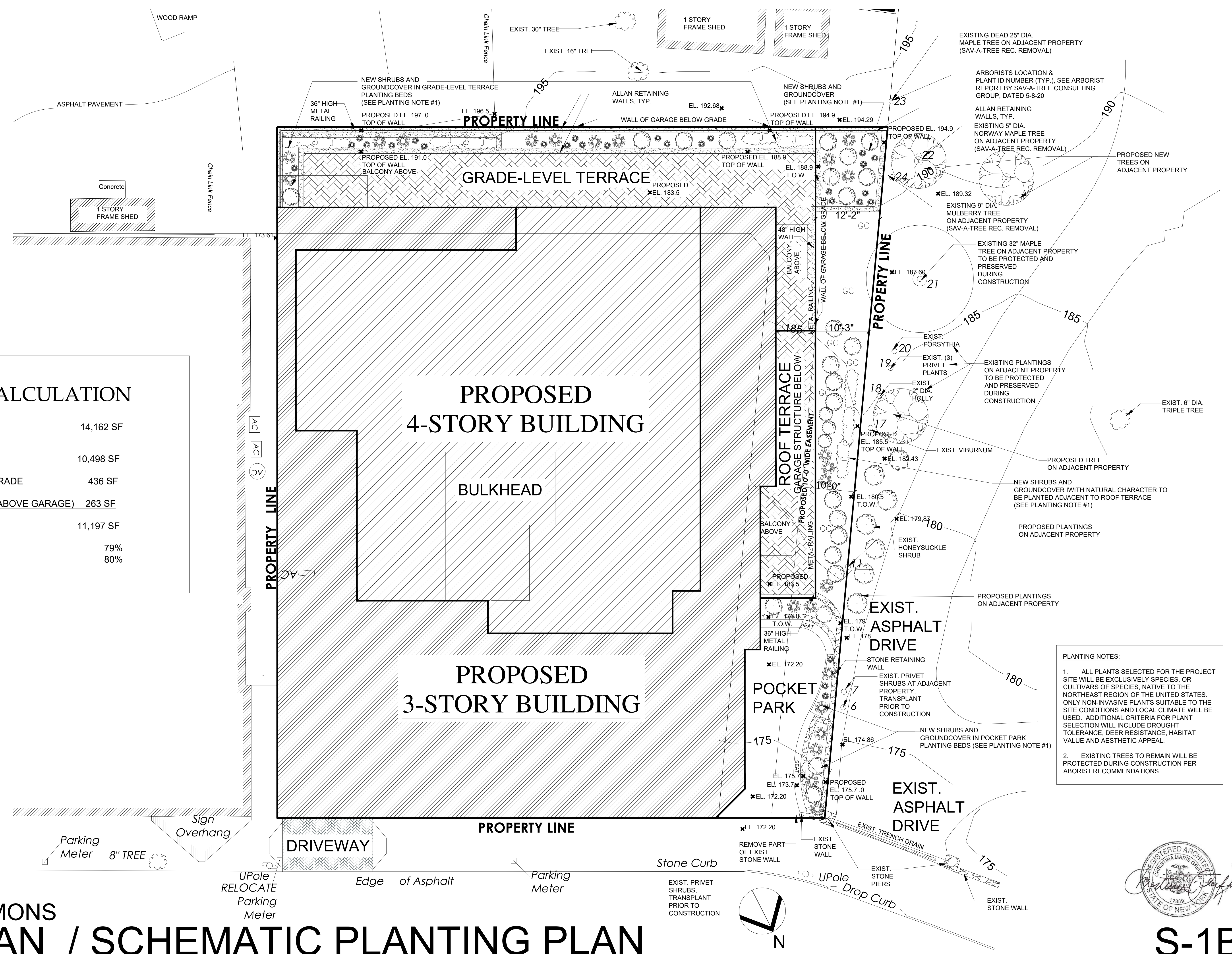
UNIT AREA CALCULATIONS - DESIGN B	
SECOND FLOOR	UNIT 9
	2-bedroom/2.5 bath
	1,789 SF + 102 SF BALCONY
UNIT 1	
2-bedroom/2-bath Affordable Unit #1	
1,123 SF + 227 SF BALCONY	UNIT 10
1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF	2-bedroom/2.5 bath
(1,195 SF MIN. REQUIRED)	1,749 SF + 62 SF BALCONY
UNIT 2	UNIT 11
Studio Affordable Unit #2	2-bedroom/2.5 bath
493 SF + 83 SF BALCONY	1,400 SF 62 SF BALCONY
(450 SF MIN REQUIRED)	
UNIT 3	UNIT 12
2-bedroom/2 bath	2-bedroom/2.5 bath
(CORNER UNIT #3 AT REAR/ALLEY)	1,534 SF
1,327 SF + 443 SF TERRACE	UNIT 13
	2-bedroom/2.5 bath
UNIT 4	1,470 SF
2-bedroom/2.5 bath	
1,519 SF + 759 SF TERRACE	FOURTH FLOOR
UNIT 5	UNIT 14
2-bedroom/2.5 bath	2-bedroom/2.5 bath
1,549 SF + 346 SF TERRACE	1,436 SF + 753 SF ROOF DECK
	+ PRIVATE ROOF DECK AT ROOF ABOVE
UNIT 6	
2-bedroom/2.5 bath	UNIT 15
1,465 SF	2-bedroom/2.5 bath
	1,331 SF + 489 SF ROOF DECK
	+ PRIVATE ROOF DECK AT ROOF ABOVE
UNIT 7	
2-bedroom/2.5 bath	UNIT 16
1,470 SF	2-bedroom/2.5 bath
	1,376 SF + 682 SF ROOF DECK
	+ PRIVATE ROOF DECK AT ROOF ABOVE
THIRD FLOOR	
UNIT 8	
2-bedroom/2-bath Affordable Unit #3	
1,123 SF + 227 SF BALCONY	
1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF	
(1,195 SF MIN. REQUIRED)	

DESIGN B
COVERAGE CALCULATION

LOT AREA	14,162 SF
MAIN BUILDING	10,498 SF
COVERED GARAGE ABOVE GRADE	436 SF
BALCONIES (LESS BALCONY ABOVE GARAGE)	263 SF
TOTAL	11,197 SF
PERCENTAGE COVERAGE	79%
MAXIMUM ALLOWED	80%

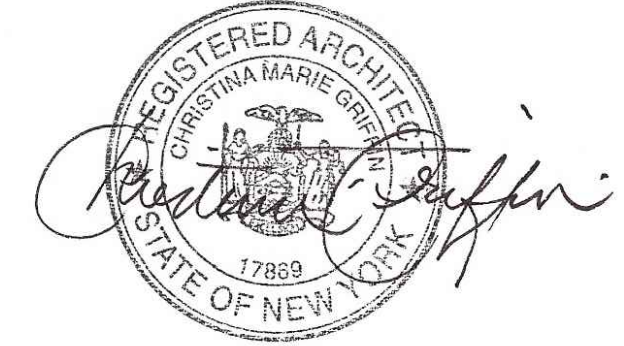
DESIGN B
CEDAR COMMONS
SITE PLAN / SCHEMATIC PLANTING PLAN

SCALE: 1/8" = 1'-0"



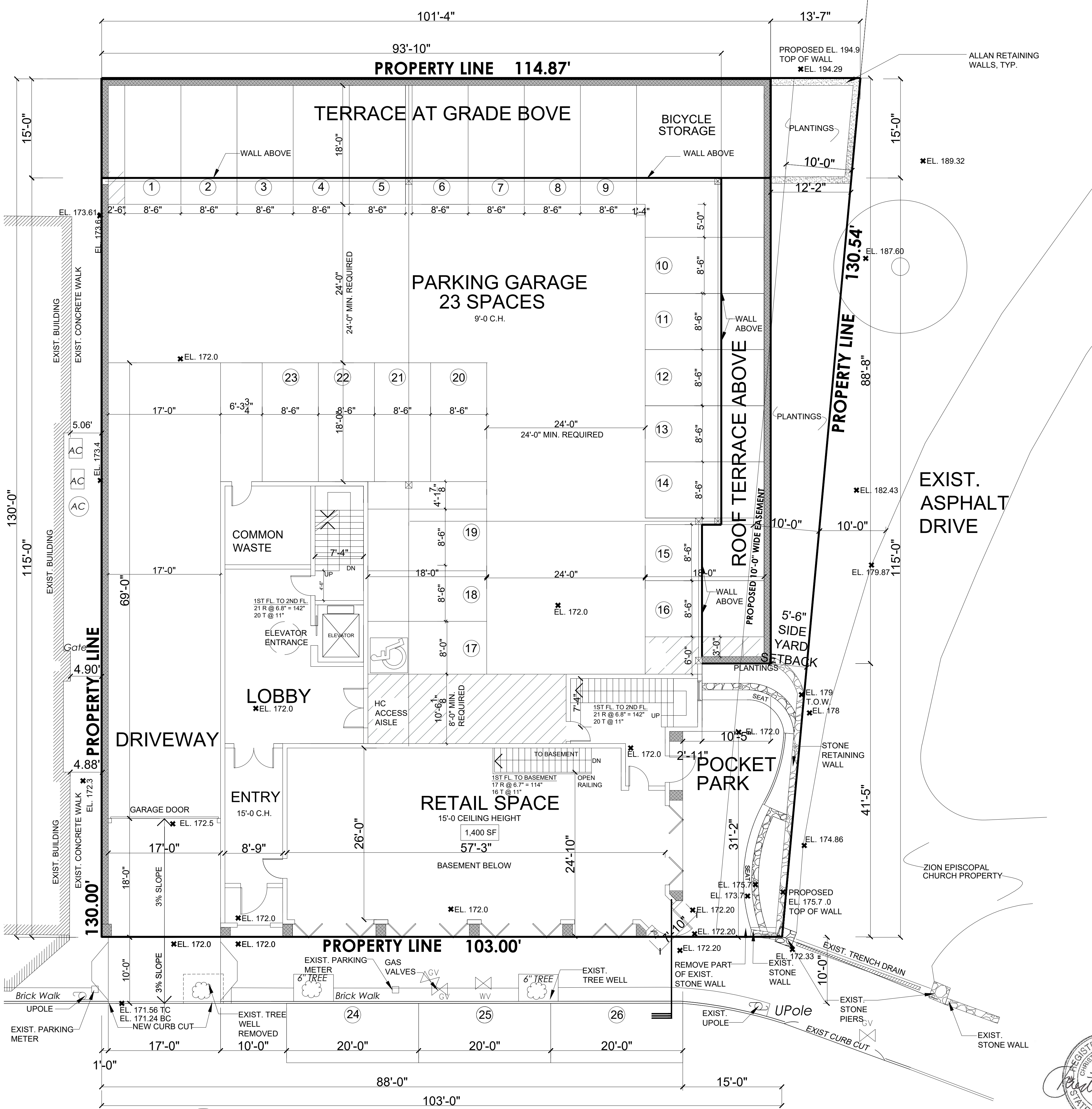
PLANTING NOTES:

- ALL PLANTS SELECTED FOR THE PROJECT SITE WILL BE EXCLUSIVELY SPECIES, OR CULTIVARS OF SPECIES, NATIVE TO THE NORTHEAST REGION OF THE UNITED STATES. ONLY NON-INVASIVE PLANTS SUITABLE TO THE SITE CONDITIONS AND LOCAL CLIMATE WILL BE USED. ADDITIONAL CRITERIA FOR PLANT SELECTION WILL INCLUDE DROUGHT TOLERANCE, DEER RESISTANCE, HABITAT VALUE AND AESTHETIC APPEAL.
- EXISTING TREES TO REMAIN WILL BE PROTECTED DURING CONSTRUCTION PER ARBORIST RECOMMENDATIONS



S-1B

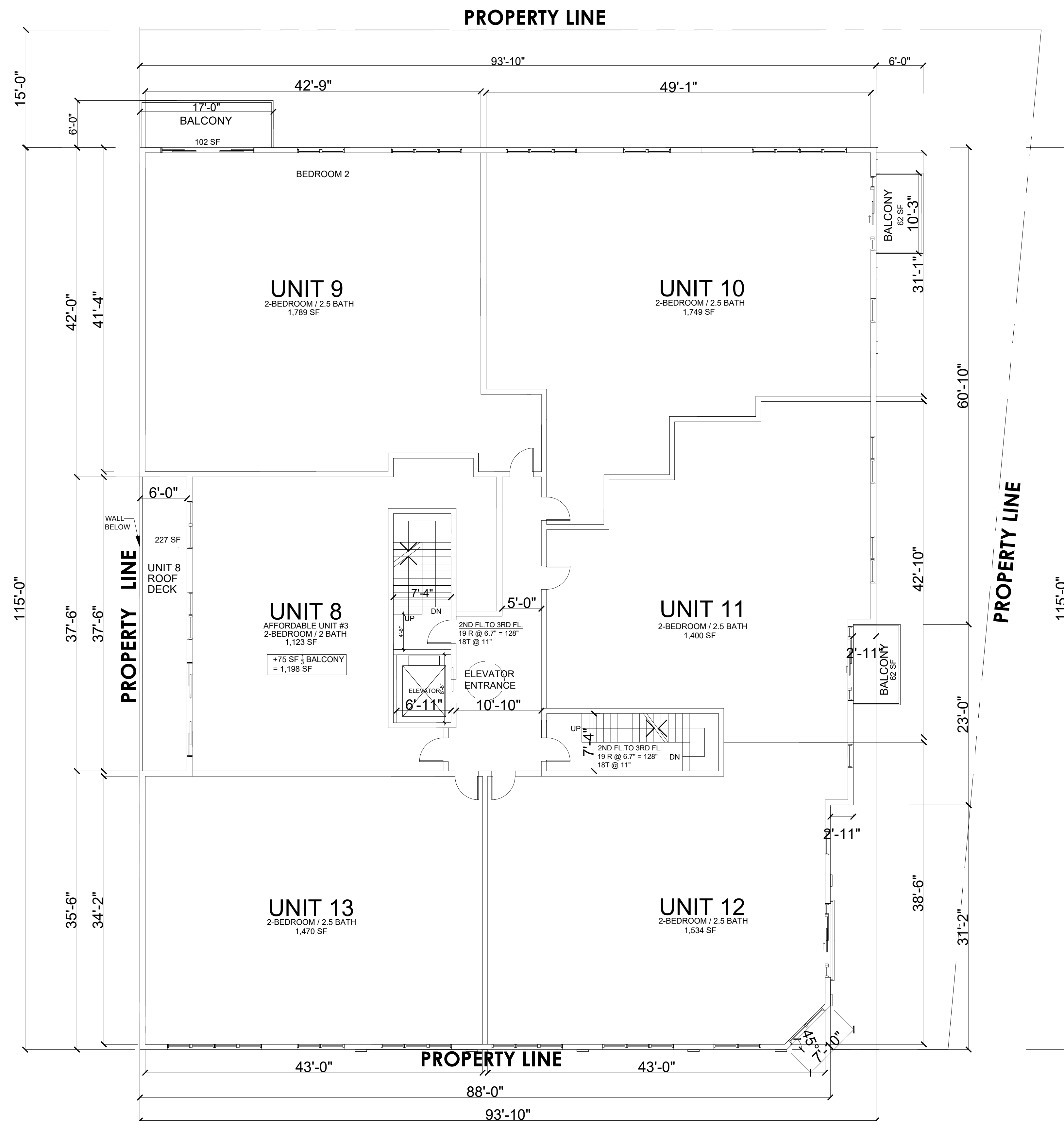
PARKING CALCULATIONS - DESIGN B	
REQUIRED	PROVIDED
RESIDENTIAL: 1 PER DWELLING UNIT (16 UNITS TOTAL) + $\frac{1}{4}$ PER BEDROOM (30 BEDROOMS TOTAL) = $16 + 7.5 (\frac{1}{4} \times 30) = 24$ SPACES	GARAGE: 23 SPACES ON-STREET PARKING: 3 SPACES *
RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES	
TOTAL REQUIRED: 27 SPACES	TOTAL PROVIDED: 26 SPACES
NOTES PARKING WAIVER FOR (1) SPACE NEEDED FOR ADDED AFFORDABLE STUDIO	



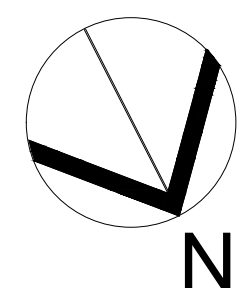
DESIGN B
CEDAR COMMONS
GARAGE / FIRST FLOOR PLAN

SCALE: $\frac{1}{8}$ " = 1'-0"





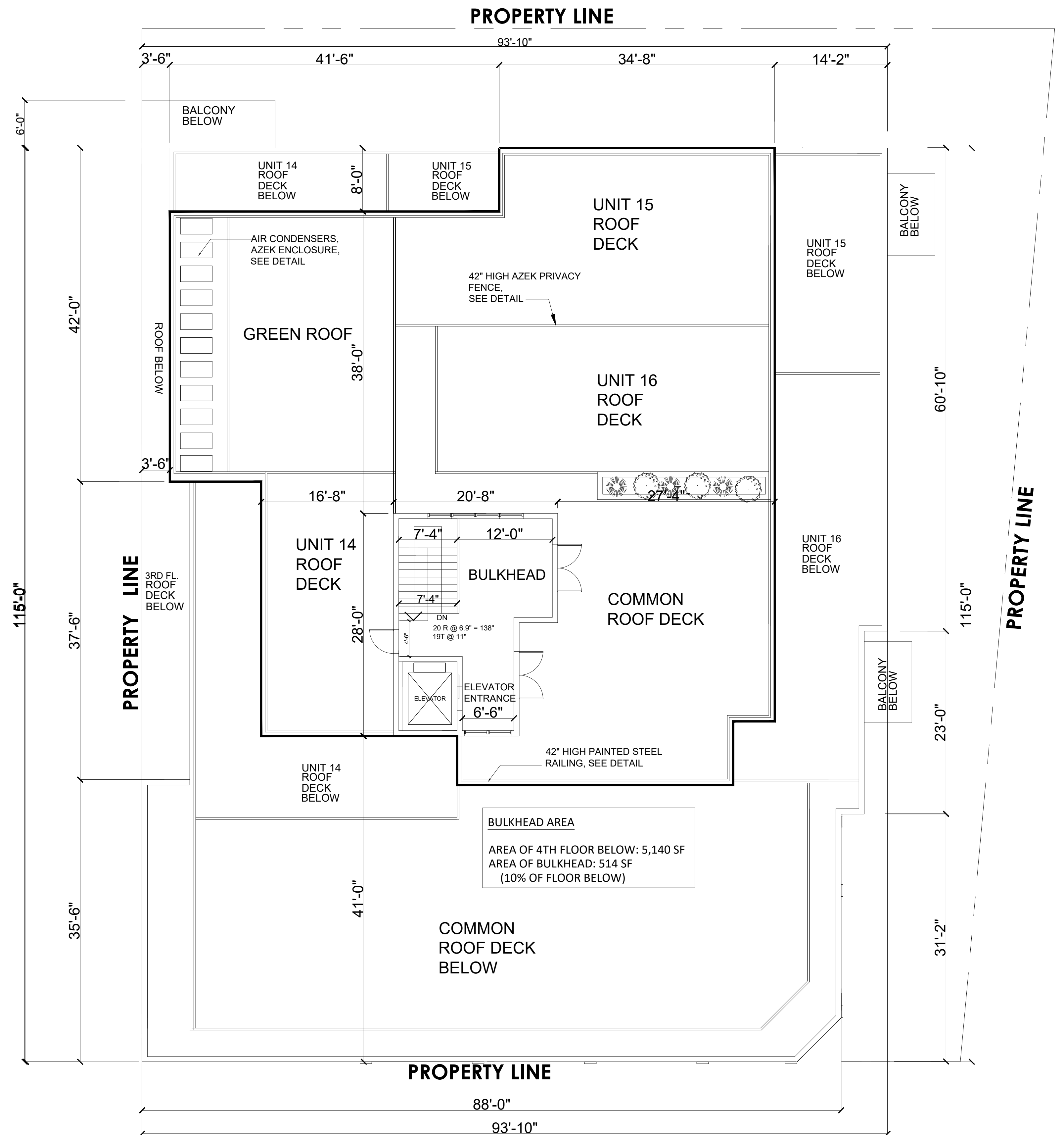
DESIGN B
CEDAR COMMONS
THIRD FLOOR FLOOR PLAN



SCALE: $\frac{1}{8}" = 1'-0"$



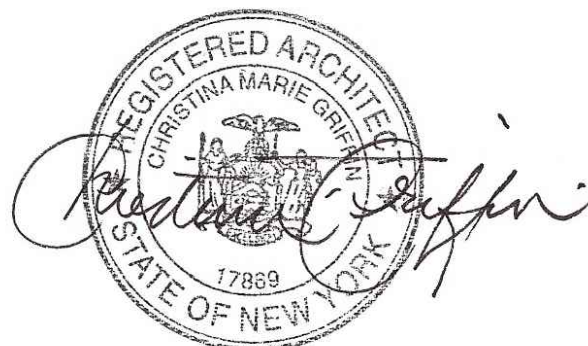
A-16



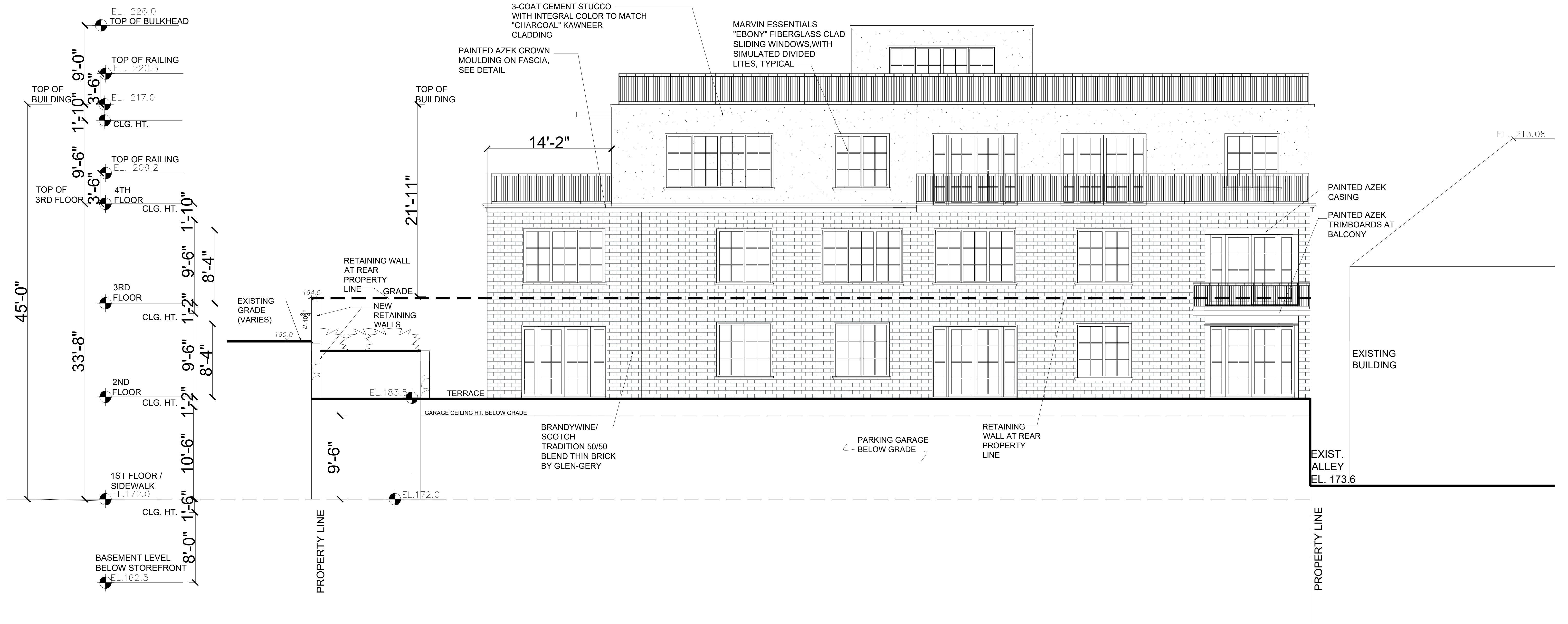


DESIGN B
CEDAR COMMONS
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



A-18

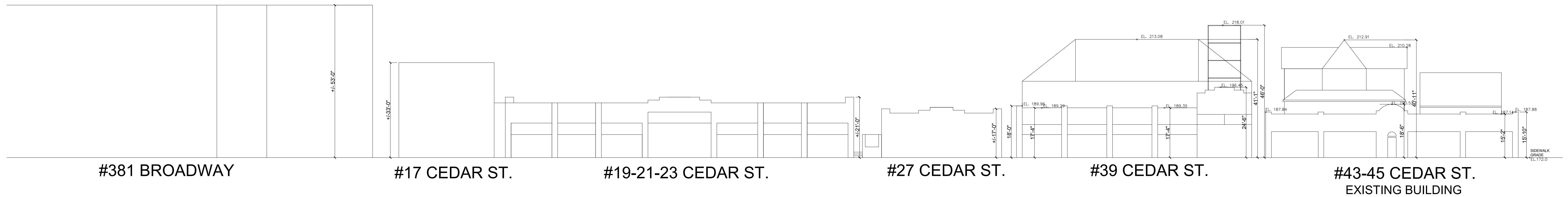


DESIGN B
CEDAR COMMONS
SOUTH ELEVATION

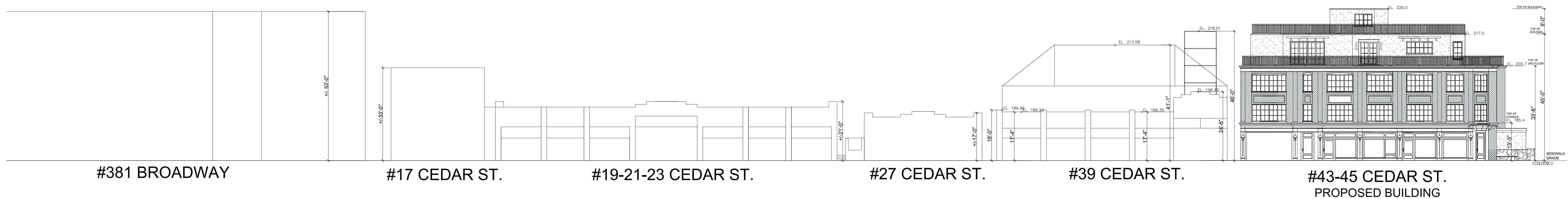
SCALE: $\frac{3}{16}$ " = 1'-0"



A-20



CEDAR STREET - EXISTING



CEDAR STREET - PROPOSED

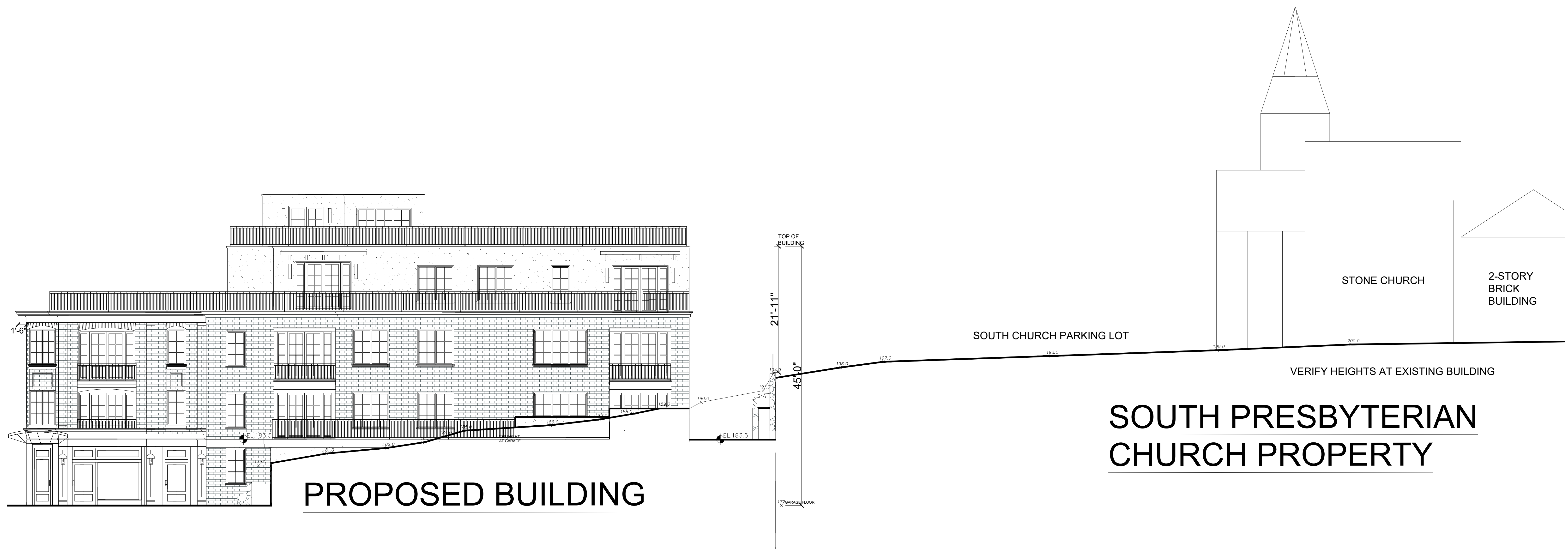
DESIGN B
CEDAR COMMONS
STREETSCAPE

SCALE: 1/16" = 1'-0"



V-0

CHRISTINAGRIFFINARCHITECT PC



PHOTOS FROM SOUTH CHURCH PARKING LOT

DESIGN B
CEDAR COMMONS
SECTION THROUGH SITE

SCALE: 1/8" = 1'-0"



V-8



CEDAR COMMONS
PHOTOS OF EXISTING CONDITIONS - ZION CHURCH



CEDAR COMMONS
PHOTOS OF EXISTING CONDITIONS - VIEW FROM OLD CROTON AQUEDUCT