

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**PRESENT:**

Stephen Hunter, Chairman  
 Stephen Brosnahan  
 Allen Hale  
 Laura Haupt (arrived at 7:35 p.m.)  
 Rob Lane  
 Peter Winder, 1<sup>st</sup> Alternate Member

**ALSO PRESENT:**

Ed Manley/Building Inspector  
 Ms. Lori Lee Dickson/Attorney for the Village  
 Mr. George Pommer/Village Consulting Engineer  
 Mr. Simon Kates/Village Consulting Planner  
 Trustee Liaison Deputy Mayor Donna Cassell/Board of Trustees  
 Trustee Maura Daroczy  
 Mr. Paul Colombo/AHRB Member  
 Ms. Alissa Fasman/Secretary to the Village Administrator

**EXCUSED:** None.

Chairman Hunter called the meeting to order.

**1. Adopt Minutes for Planning Board Meetings of March 4, 2021**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of March 4, 2021 as submitted.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>3</b> AYE	<b>0</b> NAY	<b>1</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

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**2. 185-191 Ashford Avenue – Continuation of site plan review for proposed new multi-use building**

Mr. Robert Baron/Traffic Committee Chair sent the following e-mail and attachments dated April 7, 2021 to Ms. Elizabeth Dreaper/Village Clerk:

**Liz Dreaper**

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**From:** Robert Baron [REDACTED]  
**Sent:** Wednesday, April 7, 2021 10:42 PM  
**To:** Liz Dreaper  
**Cc:** Edmond Manley; Christy Knell  
**Subject:** PB Meeting 4/8/2021: 185-191 Ashford Avenue Traffic Committee comments  
**Attachments:** TC Comments to PB 2021 04 07 on 185-191 Ashford Avenue Revised Submission.pdf;  
TC Comments 187-191 Ashford Ave - Drawings.pdf; TC Comments 187-191 Ashford Ave  
- Narrative Final.pdf

[EXTERNAL] This email is from outside the Village of Dobbs Ferry - Please use caution when opening links and attachments!

Attached are the Traffic Committee's comments on the applicant's 185-191 Ashford Avenue revised submission of March 24, 2021 for the Planning Board meeting on April 8, 2021. The new comments reference two prior documents submitted by the TC; all three are included here.

Please let me know whether I should submit these directly to the Planning Board members as I understand this is late timing.

Thank you for your time and effort.

Best,

Rob Baron  
TC Chair  
[REDACTED]

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**DOBBS FERRY INTERNAL MEMORANDUM**

To: Planning Board  
From: Traffic Committee  
Date: April 7, 2021  
RE: Application for 185-191 Ashford Avenue – Applicant’s March 24, 2021 Revised Submission

The Traffic Committee (TC) submitted comments on January 29, 2021 to the joint Planning Board/AHRB/BOT work session (see attached two documents) on 185-191 Ashford Avenue. Based upon those comments, we offer new comments on the applicant’s March 24, 2021 revised submission. As we wrote on January 29th:

“Our suggested improvements to this application fall into two categories:

- Preserving the commercial corridor we refer to as “Midtown Dobbs” by making sure the site has front-facing retail and car parking that is hidden from view; and,
- Ensuring the design of the building encourages people to walk, bike or ride transit instead of drive.”

Below are the headers of our previous comments in **bold/underline** followed by our comments on the way in which the applicant better incorporate the TC’s suggestions:

I. **“Keep Ground Floor Retail along Ashford”**. The revised submission does not provide enough ground floor retail along Ashford. First, we are concerned that the “live/work” will end up being just “live”. In the joint meeting, Trustee Knell expressed confidence in the success of retail here, pointing to the successes of new spaces on Main Street despite developers’ prior predictions that they would fail. We want to make sure there is useful retail here.

Second, retail does not extend far enough to the east. Instead, there is a setback on the eastern end of the building along Ashford with some plantings under Unit #2’s master bedroom window. This does not serve to broaden the retail appearance of Midtown Dobbs. The setbacks and unwelcome plantings remove the building from passersby, the opposite of what is called for in a retail street. We also suggested public bicycle parking adjacent to the retail be located in any setback space yet public bike parking is absent from the revised submission.

II. **“Cover Parking Lot with 2<sup>nd</sup> and 3<sup>rd</sup> Floors of Housing”**. The existing parking lot breaks up the built environment of Midtown Dobbs, and should be covered by the front of the building as much as possible. We submitted an example of a building on Warburton Avenue in Hastings-on-Hudson where the parking is covered and substantially screened by residences, not plantings which are alien to this corridor. These plantings do not block views of the parking lot from 1<sup>st</sup> and 2<sup>nd</sup> floors of homes across Ashford. If there is a need for additional plantings somewhere, we suggest placing them in stormwater-catching chicanes that will also serve to slow drivers on Ashford Avenue. (We submitted drawings of this as well.) As for code requirements, there is excess room under the building lot coverage cap, and extending homes over parking should not increase impervious surface.

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III. **“Preserve Access from the Site to Virginia Avenue via Firehouse Alley”**. This does not seem to be incorporated into the revised submission.

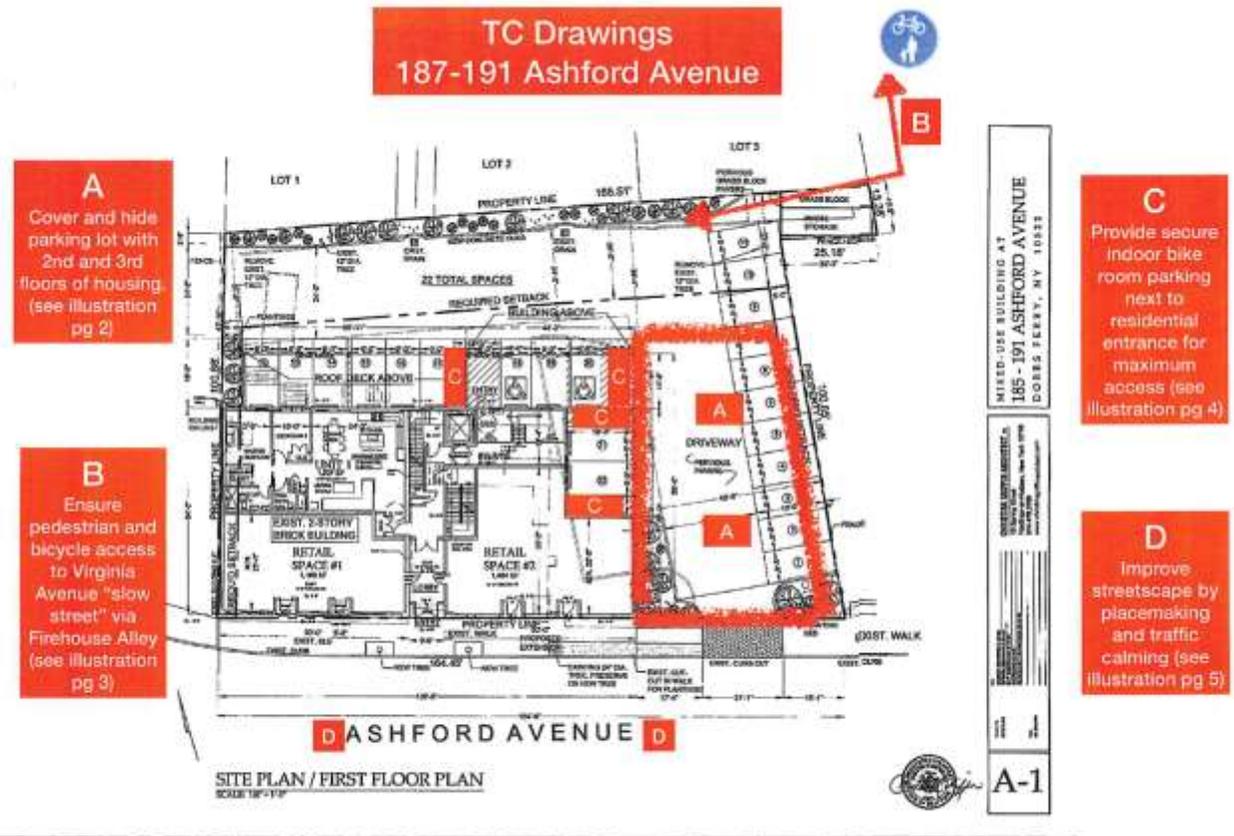
IV. **“Unbundle Parking Prices”**. We urge the applicant to designate parking spaces on the site plan as priced and unbundled. As Deputy Mayor Cassell stated in the joint meeting, there is demand for parking spaces in the neighborhood should residents not use all the spaces. Only a pricing and unbundling arrangement provides a fair mechanism for neighbors to lease parking spaces.

V. **“Provide Convenient Bicycle Storage for Residents”**. This is not provided in the revised submission. As we suggested placing a bike storage room close to an entrance, perhaps the “Amenity Room” in the revised submission would suffice.

VI. **“Placemaking and Traffic Calming”**. At the joint session, owner Andrew Cortese related comments from an existing 185-191 Ashford retail tenant that drivers speed past the building, not slowing to consider patronizing the shops. Our suggestions coincidentally addressed Cortese’s comments as they would slow drivers and make the retail environment more appealing. We do not see these suggestions incorporated in the revised submission, and in fact, the addition of setbacks and inappropriate plantings would make the situation worse.

VII. **“EV Charging”**. We do not see any effort to incorporate our suggestions into the site plan.

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TC Drawings 187-191 Ashford Avenue, page 1 of 8

**A**

Illustration of A  
 Example from Hastings of apartments over parking and driveway.



491-493 Warburton Ave, Hastings-on-Hudson, NY

Also see Appendix 1 (TC Drawings page 6) for public bike rack placement guidance

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Looking north down Firehouse Alley to Virginia Avenue from firehouse parking lot

Illustration of B  
 Small Pedestrian Connection from site to Firehouse Alley for access to Virginia Avenue



Looking west from Firehouse Alley into 187-191 Ashford Avenue. Location for small pedestrian connection.



TC Drawings 187-191 Ashford Avenue, page 3 of 8



Illustration of C  
 Residents' Indoor Bike Racks and Placement



For tight spaces



Double-stacking to maximize bike storage

Locating bike storage adjacent to lobby increases likelihood people will bike instead of drive.

Reduces wear-and-tear on elevator and stairs from carrying bikes. May need more space than we've shown on site plan.



Bike room access from lobby and street

Lobby Entrance

Optimal bike room placement

TC Drawings 187-191 Ashford Avenue, page 4 of 8

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**D**

**Illustration of D  
 Improve Midtown Dobbs Streetscape by  
 Placemaking and Traffic Calming**



Permit 187-191 Ashford to install small, charming streetlights "dark skies" compliant with flags to brand "Midtown Dobbs".



**1**  
 Get rid of this ugly, highway-like installation inappropriate for a walkable environment.



Locations for Streetscape improvements



**2**  
 On both ends of Midtown Dobbs, re-center Ashford lanes and add "Midtown Dobbs" branded signs on curb extensions as a "choker" to slow drivers and announces entry into retail area. Widen south side Ashford sidewalk a bit if possible.



**3**  
 Extend curb widen sidewalk and/or paint shoulder to narrow the lane. Use tactical urbanist paint schemes for attractive placemaking.



**4**  
 Be more ambitious and repave the entire street width of Ashford in front of 187-191 with red permeable pavers, like those used on crosswalks on Cedar Street.

TC Drawings 187-191 Ashford Avenue, page 5 of 8

**Appendix 1**

**PUBLIC Outdoor Bike Rack Placement and Alignment Guidance**



**Walgreens**  
 Poor Placement and Poor Alignment:  
 Parked Car blocking Yellow Bike Rack even on Google Maps. Far from store entrance, hidden from view, degrading spot.



**Stop & Shop**  
 Pretty Good location but Poor Alignment:  
 Where's the bike rack? Hidden and blocked by pumpkin display. Also, not protected from weather.



**High School**  
 Good Placement and Alignment:  
 Under cover, next to entrance, never blocked.



**187-191 Ashford Avenue**  
 Recommended Placement: put at "C" for 187-191 Ashford, next to driveway and inside the building footprint. Provides partial coverage from weather, close to retail. Low profile of rack and bikes won't block drivers view.

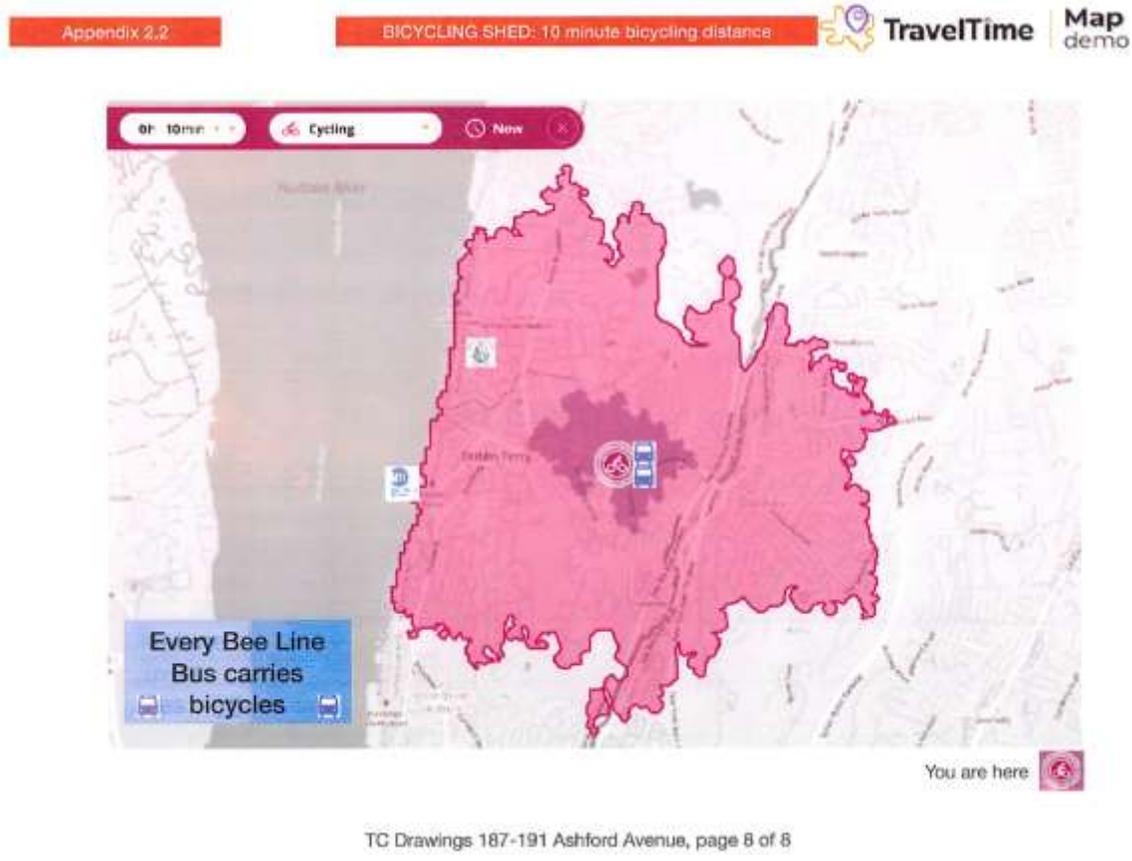
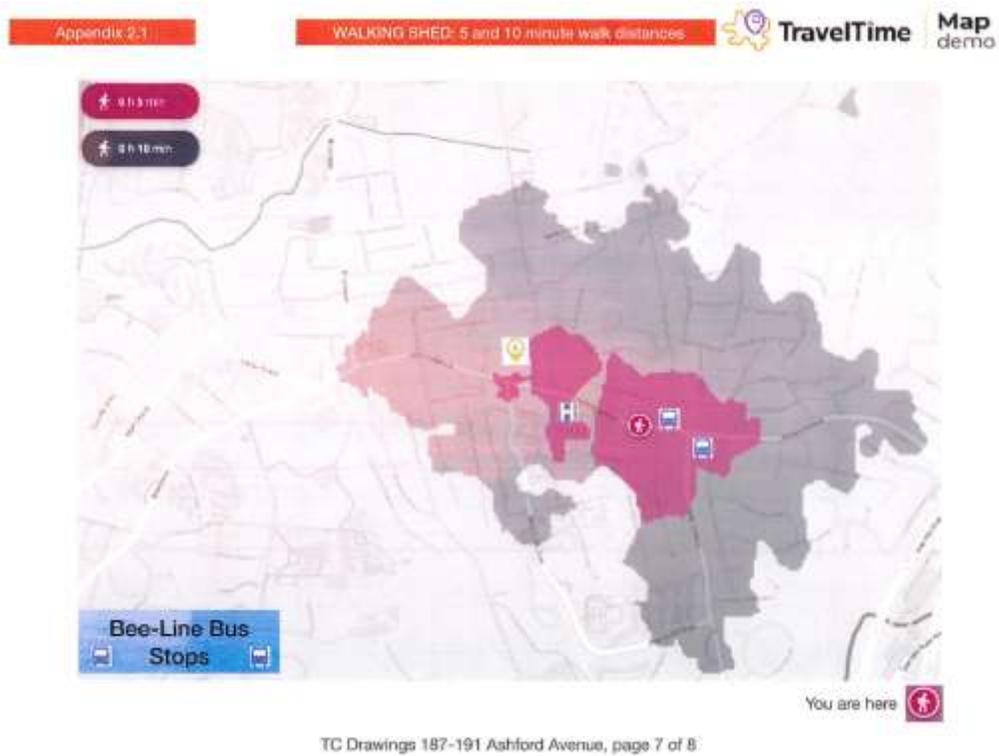
**Fix 1:**  
 Align bike racks perpendicular in center of space to prevent cars or displays blocking use of rack.

**Fix 2:**  
 Locate adjacent, or as close as possible, to front entrance of stores.

**Fix 3:**  
 Place under cover as much as possible to protect from weather.

TC Drawings 187-191 Ashford Avenue, page 6 of 8

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**DOBBS FERRY INTERNAL MEMORANDUM**

To: Planning Board  
From: Traffic Committee  
Date: January 29, 2021  
RE: Application for 187-191 Ashford Avenue - Narrative

A key goal of the Traffic Committee (TC) is to improve the safety of Dobbs Ferry's streets by reducing motor vehicle traffic and making alternatives to driving more appealing. New developments like 187-191 Ashford Avenue offer wonderful opportunities to make small improvements to reach this goal.

Our suggested improvements to this application fall into two categories:

- Preserving the commercial corridor we refer to as "Midtown Dobbs" by making sure the site has front-facing retail and car parking that is hidden from view; and,
- Ensuring the design of the building encourages people to walk, bike or ride transit instead of drive.

The following are specific improvements in order of importance. Some are illustrated on the accompanying document entitled "TC Drawings 187-191 Ashford Avenue."

I. Keep Ground Floor Retail in Midtown Dobbs. The TC traditionally refers to the Ashford commercial corridor in the Virginia neighborhood as "Midtown Dobbs"<sup>1</sup> and applauds the applicant's retention of ground floor retail at 187-191 Ashford Avenue. (We also like that the design picks up style cues from the existing building of 187 Ashford.)

Maintaining Midtown Dobbs as a commercial corridor is critical for providing walkable destinations and social gathering places for people in the Virginia, Knoll, and Beacon Hill neighborhoods as well as parts of the Walgrove, Maple, Southfield and Juhring (aka Ardsley Park) neighborhoods. These destinations include the hospital, Ogden Firehouse (which also serves as an unofficial community gathering place), important Bee Line Bus stops, and key street intersections (which serve as meeting places themselves).<sup>2</sup>

Midtown Dobbs retail has sustained mid- to high-occupancy for years despite efforts to turn the corridor into a single-use, non-retail zone. At 187-191 Ashford Avenue, the only retail recent vacancy occurred when the dry cleaner closed during Covid-19. The Village's decision to eliminate retail uses at the former Scappy's site and at 207 Ashford Avenue decreased the variety and breadth of retail options, reducing the walkable usefulness of Midtown Dobbs. The TC asks that the Planning Board not repeat these decisions, and keep retail at 187-191 Ashford Avenue.

<sup>1</sup> Other centers are: "Downtown" of Cedar and Main Streets; "Uptown" which includes the Scaramella's strip mall and the vestiges of the old Ardsley downtown cut-off by I-87; and, Rivertowns Square near Walden Woods and Hunters Run.

<sup>2</sup> The simple act of placing outdoor public benches outside 218 Ashford Avenue (Ashford at Ogden Ave.) has turned this intersection into a place where older walkers rest, bus riders sit, and children rendezvous with their friends. 187-191 Ashford's frontage serves a similar role at the intersection of Ashford and Young Street, the latter street serving as an historic pedestrian 'cut-thru' connecting Midtown Dobbs with Bradley Street and Beacon Hill.

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II. Cover Parking Lot with 2<sup>nd</sup> and 3<sup>rd</sup> floors of Housing. The exposed parking lot on the east side of the property “breaks the rhythm of the built environment”<sup>3</sup> in the corridor, and should be covered and hidden. We suggest restoring the “rhythm” by extending the building itself to hide the parking lot, thereby screening the cars not just from the sidewalk but also the upper floors of neighbors across the street. This could create the added benefits of increasing the size or number of apartments, adding more people to the neighborhood and increasing the overall tax value of the building to the Village. (We have provided an example of such a covered parking design from a building in Hastings-on-Hudson on Warburton Avenue, a street similar to Ashford Avenue. See TC Drawings pages 1 and 2, Illustration A).<sup>4</sup>

We also recommend integrating a public bike rack next to the driveway entrance. (We have provided some suggested guidelines for this rack in TC Drawings, page 6, Appendix 1).

III. Preserve Access from the Site to Virginia Avenue via Firehouse Alley. Virginia Avenue is a “slow street” where the Village installed two speed humps to slow down motorists. Children play, walk and bicycle on Virginia Avenue despite the absence of sidewalks. It is also a popular route for people on bicycles to reach Gould Park, DFHS & MS, downtown destinations and the Aqueduct Trail. To promote walking and bicycling by the residents of 187-191 Ashford Avenue, it is important to preserve access to Virginia Avenue. (We have provided an illustration on the site plan. See TC Drawings pages 1 and 3, Illustration B).

IV. Unbundle Parking Prices. Unbundling the price of parking from the price of a residential unit more efficiently allocates limited parking spaces while serving to reduce overall driving. It also promotes affordability by not forcing residents without cars to pay for a parking space they do not need. With unbundling, each apartment would be guaranteed ‘right of first refusal’ to lease a set number of parking spaces each year. Spaces unclaimed for that year then would be offered to other residents, and if still unclaimed, could be used for additional retail parking or offered for one-year lease to a neighbor. The following year the process would begin again. *Even with unbundling, the developer can guarantee every apartment owner or renter who wants parking can have parking.* But it would also provide an incentive to residents – a monthly price – to keep one fewer or even no cars.<sup>5</sup>

V. Provide Convenient Bicycle Storage for Residents. To encourage residents to drive less and reduce traffic and parking issues, bicycle use should be as easy and convenient as possible. It is important to locate bike storage rooms as close as possible to residential exits. By not needing to haul bikes up to apartments, it also reduces wear-and-tear on the elevator and staircases. We suggest bike storage have the following characteristics:

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<sup>3</sup> Dobbs Ferry Vision Plan, page 45.

<sup>4</sup> We find the applicant’s proposal to screen the parking with planting beds along the sidewalk problematic. The TC receives numerous complaints of poorly maintained plantings blocking sidewalks and Village right-of-way every year, and Ashford Avenue is particularly problematic. These are an unnecessary maintenance headache for property owners, and an enforcement burden on the Village.

<sup>5</sup> Please see attached well-referenced TC memo to BOT on 4 December 2019 detailing Unbundled Parking at Cedar Commons. Note that the Westchester Planning Department recommended unbundling there as well.

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- a) *Conveniently* located when coming and going from the building. No need to carry a bicycle up a flight of stairs or squeeze into an elevator, or take up space in an apartment;
- b) *Indoor* storage to protect bicycles from weather;
- c) *Plentiful*, with a *bike parking minimum requirement not less than that required for cars*. Double-stack indoor rack systems from companies like Dero, Cyclesafe, and Belson<sup>6</sup> are popular. In addition, extra room should be provided for cargo bikes as these more effectively reduce demand for cars;
- d) *Secure*, lockable racks as provided by the companies above, and with rooms featuring secure locks integrated with the building’s overall security systems including cameras; and,
- e) *Electric* outlets, enough for all bicycles to be electric; these are generally regular 110v outlets. Given our hilly terrain, bicycles with battery boosts will only grow in popularity.

(We have provided illustrations for possible locations for indoor bike storage, and suggestions for bike parking equipment. See TC Drawings pages 1 and 4, Illustration C).

Placemaking and Traffic Calming. Ashford Avenue has the second highest number of crashes in the village, and 187-191 Ashford Avenue should be part of a larger effort to calm traffic in Midtown Dobbs. Evidence of the dangers in the vicinity of 187-191 Ashford are obvious: the driver who drove through the picket fence into the front yard of 215 Ashford and destroyed a young child’s playground set; another who drove onto the southside sidewalk and got her car wedged between a tree and a retaining wall; and, the gigantic boulders and steel bollards painted bright yellow to protect the hospital’s equipment from errant motorists even though the equipment is nowhere near the curb.

We make suggestions for potential remedies, and ask the Planning Board to discuss with the applicant which ones could be included in the construction of the new building. (See TC Drawings page 5, Illustration D).

We have provided maps of the walking and bicycling “sheds” for 5- and 10-minute trips for your information. (See TC Drawings pages 7 and 8, Appendix 2.1 and 2.2).

EV Charging. Similar to our request for 110v electrical outlets for bicycle parking, and in keeping with the goals of the Climate Action Plan, we recommend all car parking spaces contain Level 2 chargers.<sup>7</sup> The developer can choose to install the chargers, or pre-wire the spaces for the chargers, leaving it to the apartment owners or management company to install later.

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<sup>6</sup> These brand names are provided for information purposes only and should not be considered an endorsement.

<sup>7</sup> If requiring all parking spaces to have Level 2 chargers is not possible, we ask that the developer “pre-wire” the spaces or install underground conduits capable of holding wiring in the future.

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Ms. Dickson said the agenda was revised to eliminate the need for a joint meeting. Ms. Dickson said the applicant is here to make a presentation on the changes made.

Ms. Haupt arrived at the meeting.

Ms. Christina Griffin/Architect, Ms. Suzanne Levine/Project Architect, Mr. Ubadah Abdullah/Hudson Engineering and Mr. Andrew Cortese/Property owner were present to represent the application.

**Discussion:**

- Ms. Griffin and Mr. Abdullah discussed the proposed application and displayed the following slides:

**MIXED-USE BUILDING**  
 180-191 ASHFORD AVENUE, DOBBS FERRY, NY 10922  
 CHRISTINA GRIFFIN ARCHITECT PC  
 10 Spring Street, Hastings-on-Hudson, NY 10706

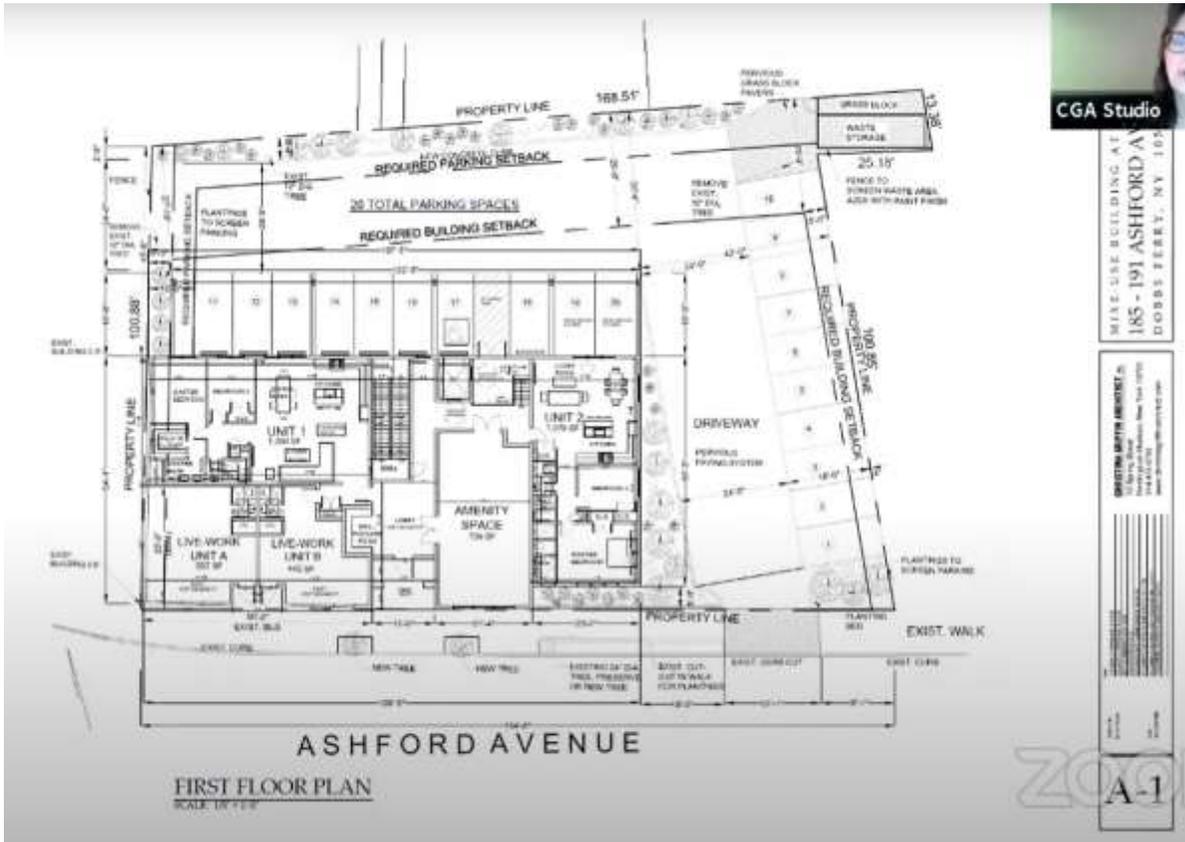


Suzanne Levine...



OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CORTESI 146 PALMAGE ST. SUITE 3-108 DOBBS FERRY NY 10922 914.478.4259 ANDREW@CONTRACTORCONNECTION.COM	OCA STUDIO CHRISTINA GRIFFIN BIA LEED AP CHIC 40 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.6766 C@OCASTUDIO.COM	 HUDSON ENGINEERING & CONSULTING, P.C. 40 KNOXWOOD ROAD SUITE 209 ELMSFORD, NY 10523 914.905.0420 HUDSONEC.COM	SET SUBMISSION 6.14.20 REVISED SET SUBMISSION 10.14.20 PLANNING BOARD SUBMISSION 10.14.20 PLANNING BOARD SUBMISSION 12.14.20 PLANNING BOARD PRET REVISIONS 01.25.21 PLANNING BOARD SUBMISSION 03.29.21	A-0 TITLE SHEET, SO NUMBERING, DATES, LIST OF DRAWINGS S-1 ZONING COMPLIANCE S-2 LOCATION MAP, PHOTOS OF EXISTING CONDITIONS, PRELIMINARY LOT AREA CALCULATIONS S-3 STREET SCENE, AERIAL VIEW OF NEIGHBORING PROPERTIES F-1 FIRST FLOOR PLAN F-2 SECOND FLOOR PLAN F-3 THIRD FLOOR PLAN R-1 ROOF PLAN E-1 SOUTH ELEVATION E-2 WEST & EAST ELEVATION E-3 NORTH ELEVATION R-1 EXTERIOR ELEVATIONS - COLOR SCHEME R-2 TERRACES OTHER EXHIBITS AND DRAWINGS C-1 SITE LAYOUT & DRAINAGE PLAN C-2 EROSION & SEDIMENT CONTROL PLAN C-3 STORMWATER MANAGEMENT PLAN C-4 DETAILS

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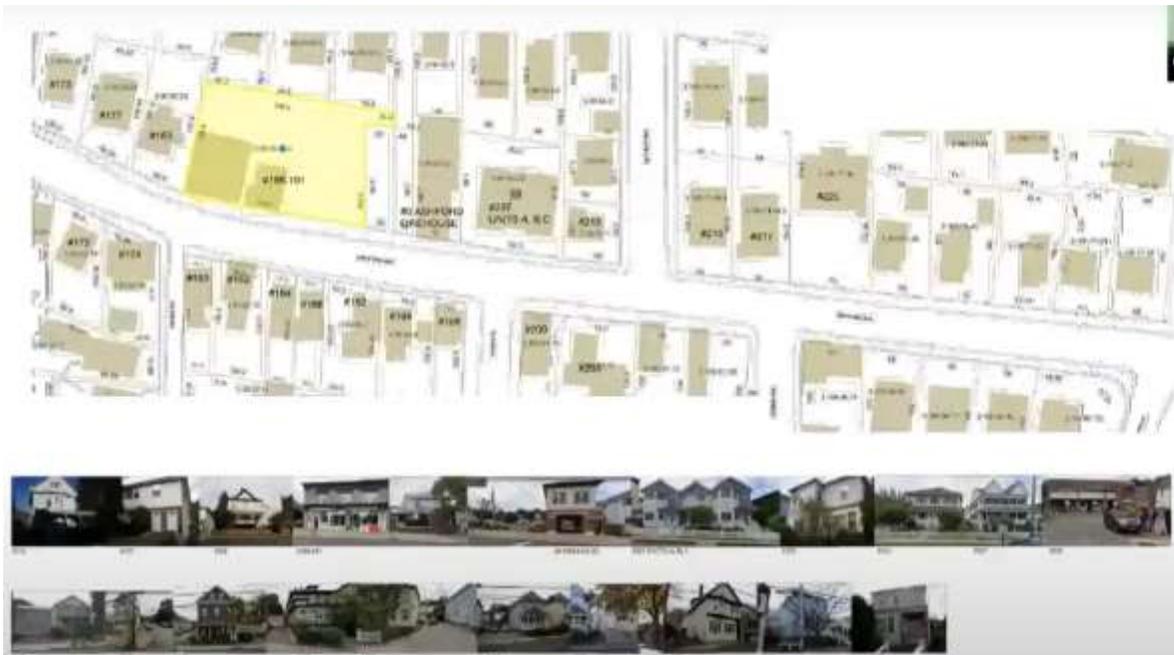


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 DOBBS FERRY, NY 10317  
 516.466.1111  
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TABLE OF ZONING DATA		ZONING DISTRICT: DT	TAX DESIGNATION: SECTION 3.99 BLOCK 55, LOT 324
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SQ FT AREA	40,000 SF	40,000 SF
NUMBER OF DWELLING UNITS	N/A	1 RESIDENTIAL	17 RESIDENTIAL, 1 LIVE-WORK, & 13 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	500 SF PER UNIT	1,000 - 3,000 SF PER UNIT	700 - 3,000 SF PER UNIT
MAXIMUM BUILDING COVERAGE	60% (10,000 SF)	40.00% (16,400 SF)	60% (12,400 SF)
MAXIMUM PERVIOUS COVERAGE	30% (12,000 SF)	41.00% (16,400 SF)	30% (12,000 SF)
MINIMUM PERVIOUS COVERAGE	35% (14,000 SF)	41.00% (16,400 SF)	35% (14,000 SF)
MINIMUM LOT WIDTH/FRONTAGE	N/A	66.45 FT	166.85 FT
MAXIMUM BUILDING HEIGHT	3 STOREYS / 36 FT	2 STOREYS (14.25 FT)	3 STOREYS / 36 FT
BULKHEAD AREA	MAX 30% TOTAL ROOF AREA	N/A	AREA OF ROOF 0.8MT (0.75% OF BALDHEAD) 190 SF (0.47%)
FRONT YARD SETBACK	8 FT	0 FT	0 FT
REAR YARD SETBACK	10 FT	0 FT	0 FT
SIDE ONE	5 FT	0 FT	0 FT
SIDE TWO	5 FT	7.5 FT	42.0 FT
TOTAL OFF-TWO SIDES	10 FT	7.5 FT	42.0 FT
UNWEIGHTED AVERAGE	14%	7%	2% - 8%
PARKING REQUIREMENTS	18 PARKING SPACES REQUIRED	18 PARKING SPACES	22 PARKING SPACES
RESIDENTIAL	1 SPACE PER DWELLING UNIT + 1 PER BEDROOM	RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1 PER BEDROOM (1) 2-BEDROOM = 3 + 1 = 4 PARKING SPACES (1) 3-BEDROOM = 3 + 3 = 6 PARKING SPACES	RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1 PER BEDROOM (1) 2-BEDROOM = 3 + 1 = 4 PARKING SPACES (1) 3-BEDROOM = 3 + 3 = 6 PARKING SPACES
RETAIL	1 SPACE PER 500 SF OF FLOOR AREA (OFF-CORNER)	RETAIL (CLOTHES) (2) SPACES AT 500 SF / 100 SF = 2	RETAIL (CLOTHES) (2) SPACES AT 500 SF / 100 SF = 2
OFFICE/WORK	1 SPACE PER 1,000 SF OF FLOOR AREA	RETAIL (CLOTHES) (2) SPACES AT 500 SF / 100 SF = 2	RETAIL (CLOTHES) (2) SPACES AT 500 SF / 100 SF = 2
APPROPRIATE REQUIREMENTS	(1) OFF-APPROPRIATE REQUIREMENTS: CONTAINING 10 DWELLING UNITS OR MORE UNLESS THEY ARE OF ALL-UNIT OR MIXED-USE DEVELOPMENT SHALL MEET THE DEVELOPMENT OF AN "APPROPRIATE HOUSING UNIT"	N/A	(1) OFF-APPROPRIATE UNIT

CGA Studio  
 MIXE-USE BUILDING AT  
 185 - 191 ASHFORD AVENUE  
 DOBBS FERRY, NY 10317  
 516.466.1111  
 www.cga-studio.com

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This section contains an area map and two rows of photographs. The map shows a grid of streets with several lots highlighted in yellow, including lot #185-191. Labels on the map include 'ASHFORD FIREHOUSE', '#377 UNITS A, B, C', and 'ASHFORD'. The photographs show various residential buildings in the neighborhood, including houses and a firehouse.

**CGA Studio**  
RESIDENTIAL BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10962

**AMERICAN DESIGN ARCHITECTS PC**  
44 Spring Street  
New York, NY 10012  
Tel: 212.279.1111  
www.americanad.com

SCALE: NTS

S-2



This section features architectural drawings and photographs of neighboring properties. At the top, there are four photographs of different building styles. Below them are two sets of architectural drawings: a street elevation showing buildings #177, #183, #185-191 ASHFORD AVENUE, #207 - UNITS A, B, C, and #20 FIREHOUSE; and a plan view of Young Street showing buildings #180, #182, #104, and #186. The drawings show architectural details like windows, doors, and rooflines.

**CGA Studio**  
MULTI-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10962

**AMERICAN DESIGN ARCHITECTS PC**  
44 Spring Street  
New York, NY 10012  
Tel: 212.279.1111  
www.americanad.com

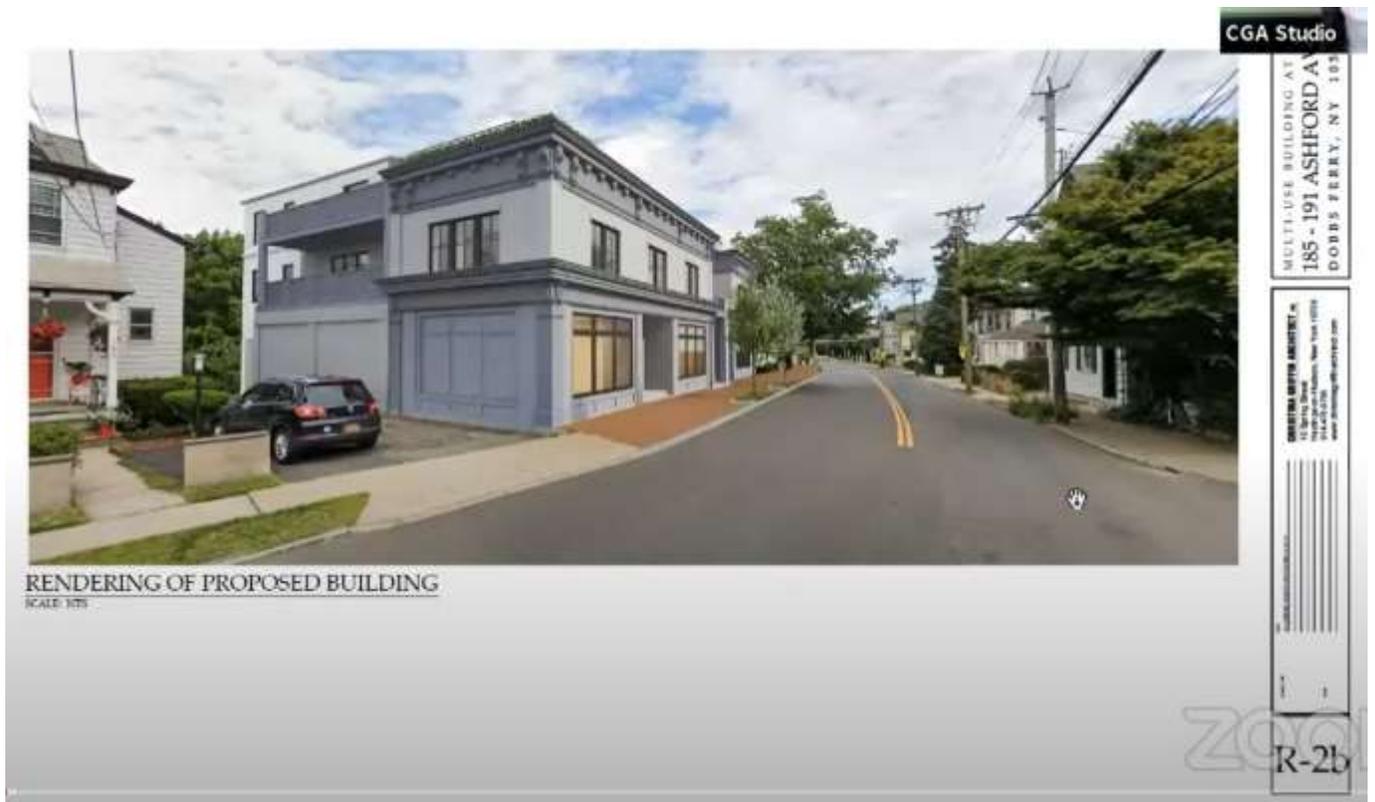
SCALE: 1/8" = 1'-0"

S-3

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RENDERING OF PROPOSED BUILDING

CGA Studio

MULTI-USE BUILDING AT  
185 - 191 ASHFORD AVE  
DOBBS FERRY, NY 10521

CGA Studio  
110 Spring Street  
New York, NY 10012  
www.cga-studio.com

R-2c



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS - COLOR SCHEME  
SCALE 3/8"

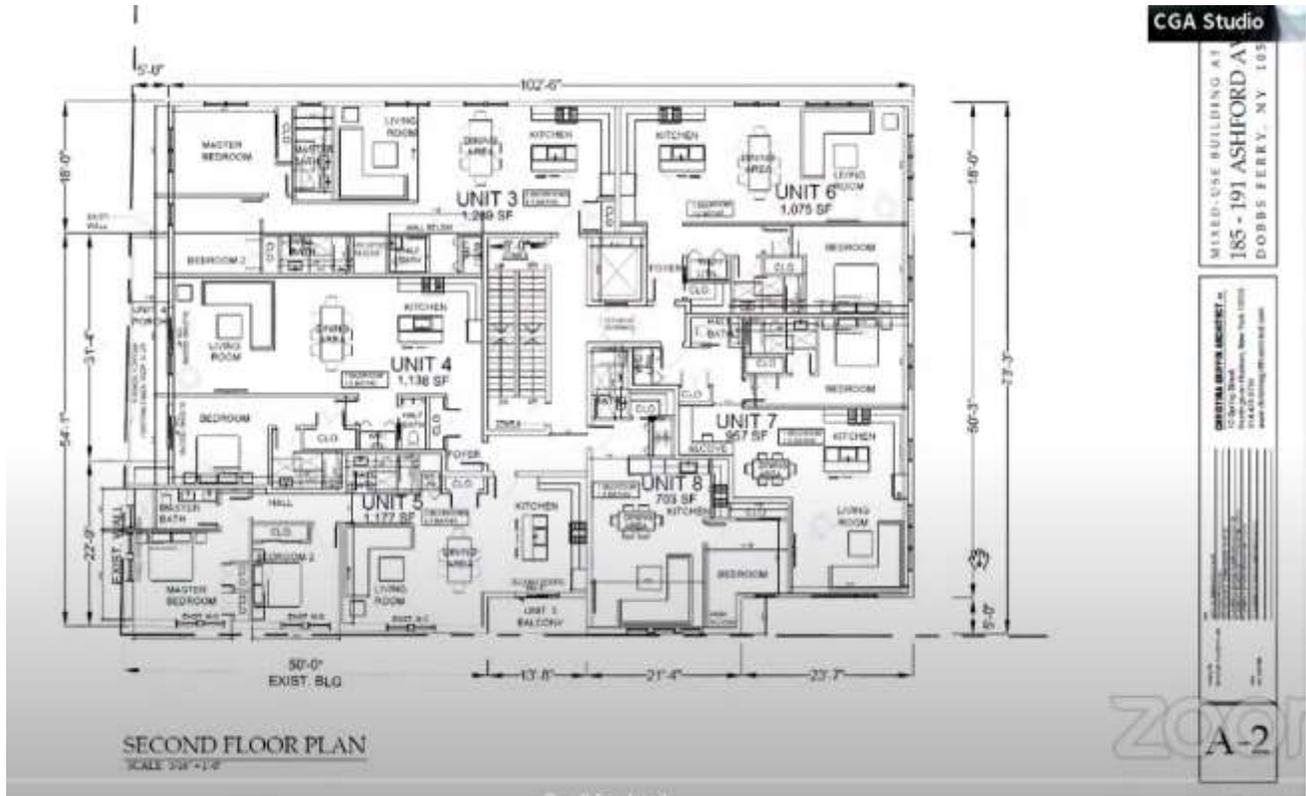
CGA Studio

MULTI-USE BUILDING AT  
185 - 191 ASHFORD AVE  
DOBBS FERRY, NY 10521

CGA Studio  
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New York, NY 10012  
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R-1

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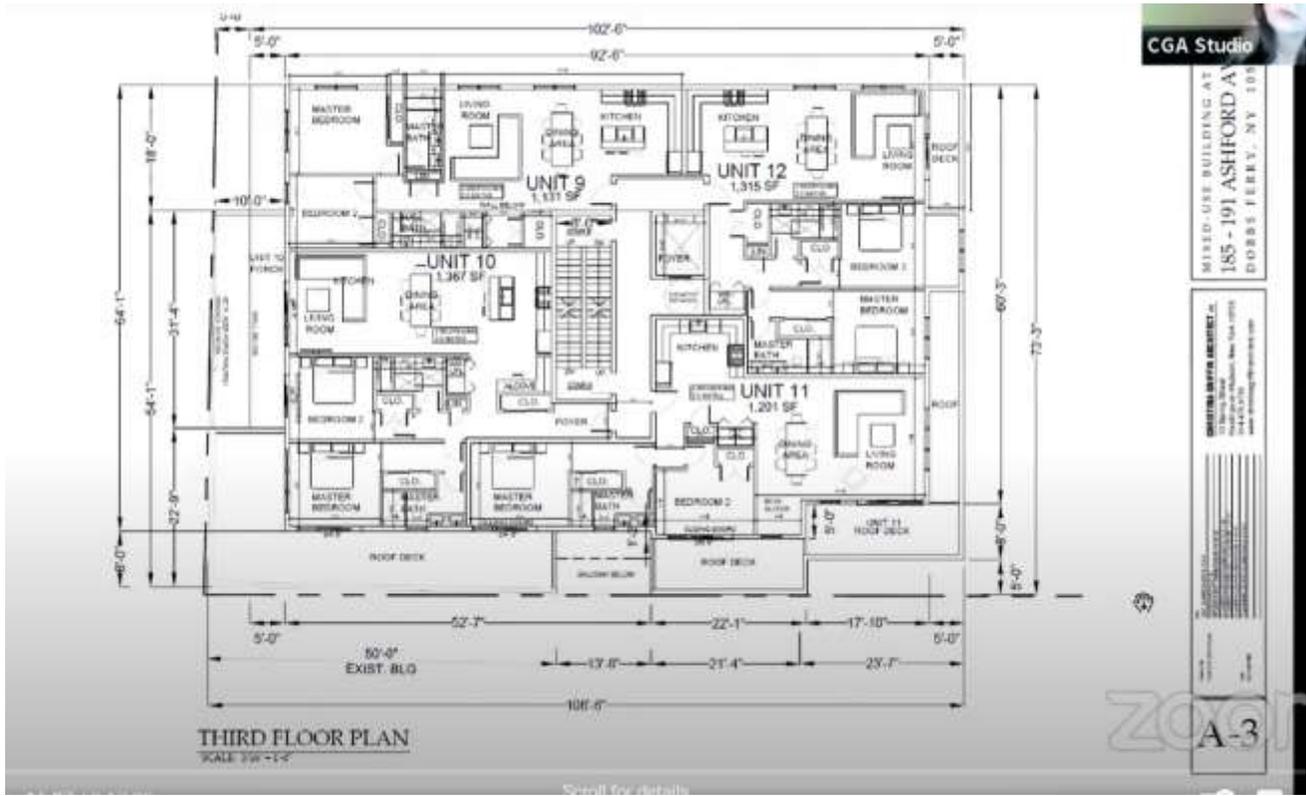


CGA Studio

MIXED-USE BUILDING AT  
 185 - 191 ASHFORD AV  
 DOBBS FERRY, NY 10521

CHRISTINA WATSON ARCHITECTS, P.C.  
 1200 Park Avenue, New York, NY 10028  
 Tel: 212.692.1234  
 Fax: 212.692.1235  
 www.cwarchitects.com

A-2



CGA Studio

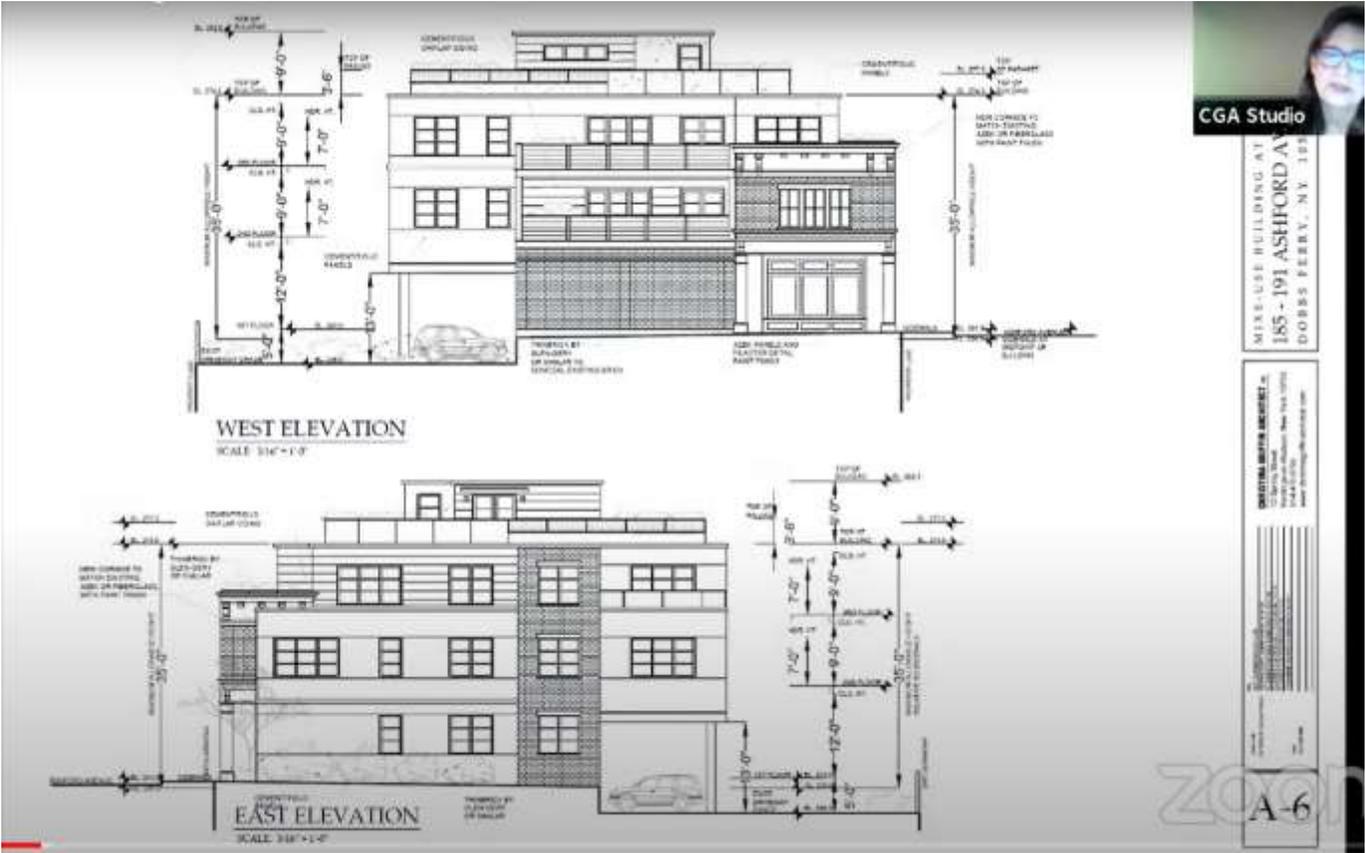
MIXED-USE BUILDING AT  
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 DOBBS FERRY, NY 10521

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A-3



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- A discussion was held and Ms. Griffin and Mr. Cortese addressed questions from the Board.
- Mr. Lane discussed the concerns submitted by the Traffic Committee.
- In response to the Traffic Committee’s concerns Ms. Griffin said she can give some comments now. Ms. Griffin said they can find parking for bikes and an electrical charging station. Ms. Griffin said the live/work spaces are really retail spaces. Ms. Griffin said they thought to keep it very flexible since sometimes it is hard to fill those spaces for shop owners. Ms. Griffin said the idea of live/work is to offer this as a rental space to a resident who might like the idea of working in the same building that they live in.
- Mr. Manley said storefront windows are controlled by Code and that only 30% could be covered with signs, and anything within three feet of the window is included in that requirement.
- Mr. Cortese said the reason why they did not make the building bigger is because they felt that the way the layout of the parking is, it is the best way to maximize the parking on this project.
- Mr. Cortese said regarding the electric charging stations, at his other properties, when tenants request them we put them in as needed so they are willing to do that also.
- Deputy Mayor Cassell suggested that they do a joint meeting at the next meeting so we can get comments from the Board of Trustees.
- Mr. Manley asked if the applicant has started a landscaping plan and said he would like to get a landscaping plan to Ms. Suzanne Nolan. Mr. Cortese said they could have a landscaping plan at the next meeting.
- Deputy Mayor Cassell said the applicant might want to look into a certain kind of soil for the trees in the front that they could use that would help with the retention of water and they may need to consider ways to get water to the trees in the front.
- Mr. Brosnahan said we could start the next meeting with the Trustees and then have the public hearing after that.
- Ms. Dickson said the Board could motion to set a date for a public hearing to a date specific and then instruct the staff to draft the notices and coordinate with the other Boards.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to set a date for a public hearing for the application of 185-191 Ashford Avenue for proposed new multi-use building on May 6, 2021.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**3. 156 Palisade Street – Continuation of public hearing for site plan review for proposed new multi-family building. A joint meeting with the Architectural & Historic Review Board**

Mr. Paddy Steinschneider/Gotham Design, Mr. Michael Lang/Property owner and Mr. David Kim were present to represent the application.

**Discussion:**

- Mr. Steinschneider discussed the proposed application and displayed the following slides:

# 156 PALISADE STREET

Podriac Steins.



Submitted for April 8, 2021 Planning Board

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**156 PALISADE ST.  
 DOBBS FERRY, N.Y. 10522**

**LIST OF DRAWINGS**

NO.	DESCRIPTION	DATE	BY	CHKD.	APP'D.
1	Site Location Map	02/02/2021	CS	CS	CS
2	Site Location Map	02/02/2021	CS	CS	CS
3	Site Location Map	02/02/2021	CS	CS	CS
4	Site Location Map	02/02/2021	CS	CS	CS
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6	Site Location Map	02/02/2021	CS	CS	CS
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49	Site Location Map	02/02/2021	CS	CS	CS
50	Site Location Map	02/02/2021	CS	CS	CS

**DOBBS FERRY PLANNING BOARD DRAFT  
 NOT FOR CONSTRUCTION**

**CS**

Submitted for April 8, 2021 Planning Board

**DOBBS FERRY PLANNING BOARD DRAFT  
 NOT FOR CONSTRUCTION**

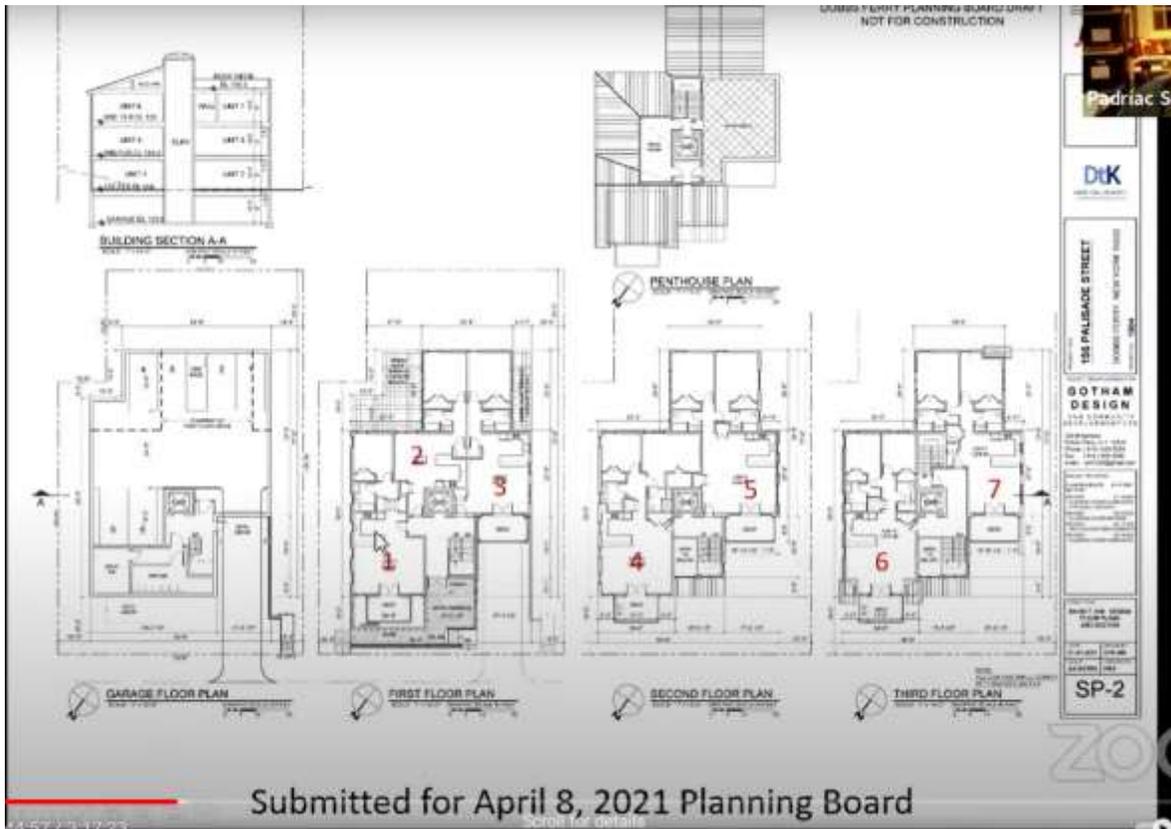
**SP-1**

Submitted for April 8, 2021 Planning Board





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Submitted for April 8, 2021 Planning Board



Submitted for April 8, 2021 Planning Board

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Submitted for April 8, 2021 Planning Board

The existing Code measures height from the average grade plane to the top of a flat roof and the mid-point of a pitch roof. The existing limit is 30 feet for flat roofs and 40 feet for pitched roofs. The existing design is compliant with the existing Code.



The Planning Board has proposed changing height in the MDR-2 zoning district to be measured from the curb at the center of the property with 37 feet to either the top of a flat roof or the mid-point of a pitched roof. The proposed design complies with the limit for the flat roof, but not for all the pitched roofs. All the roofs could be flat and compliant with the proposed change to the Code.

Presented at April 8, 2021 Planning Board

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**



**Presented at the April 8, 2021 Planning Board**

The Building Footprint as proposed is 3,142 sq.ft. on the net 8,675 sq.ft. parcel. This is a building coverage of 36.22%. If we use the gross lot area of 9,148 sq.ft., as Listed on the Town of Greenburgh Property Card, it is 34.35%.

The following reduce the building footprint:

- Eliminate brick 73 sq.ft.
- Eliminate elevator 94 sq.ft.
- Reduce building 140 sq.ft.
- Total 307 sq.ft.**

$$3,142 \text{ sq.ft.} - 307 \text{ sq.ft.} = 2,835 \text{ sq.ft.}$$

$$2,835 / 9,148 = 31.0\%$$

The first floor would then have two two-bedroom apartments instead of three one-bedroom apartments.

If we can use the gross lot area of 9,148 sf. as listed on the Town of Greenburgh Property Card, the deduction to hit 32.8% could be reduced to 142 sf., instead of 307 sf.



PALISADE STREET

**Presented at the April 8, 2021 Planning Board**

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Proposal:**

Eliminate the brick on the back of building, replacing this with clapboard.

Reduce the depth of the building by 1.33 feet, increasing the planting buffer in front of the ramp to 3.33 feet.

These two changes will reduce the building footprint by 77 square feet, for a building coverage of 3,065 square feet. If we use the net lot area of 8,675 square feet, this is a building coverage of 35.33%.

If we use the site area of 9,148 square feet, which is the lot area listed on the Property card, the building coverage is then 33.50% - a difference of 0.70% from 32.8%.

This preserves the elevator and the three one-bedroom apartments on the first floor.



PALISADE STREET  
 FIRST FLOOR PLAN  
 REDUCED FOOTPRINT  
 04-06-2021

50:05 / 3:17:23

Presented at the April 8, 2021 Planning Board

**MDR-2 ZONED PROPERTIES  
 EAST PALISADE STREET, DOBBS FERRY  
 (LISTED BY ADDRESS)**

PARCEL ID	ADDRESS	LOT AREA (SQFT)	BLDG COVERAGE (SQFT)	%
3.80-40-30	83 CEDAR STREET	3,485	884	25.37%
3.80-40-49	40 CHESTNUT STREET	15,711	11,868	75.54%
3.80-40-48	98 PALISADE STREET	12,197	3,119	25.57%
3.80-40-31	164 PALISADE STREET	3,920	1,119	28.55%
3.80-40-32	156 PALISADE STREET	9,148	1,280	13.99%
3.80-40-33	154 PALISADE STREET	6,098	2,127	34.88%
3.80-40-34	148-150 PALISADE STREET	6,098	1,690	27.71%
3.80-40-35	144 PALISADE STREET	5,227	764	14.62%
3.80-40-36	142 PALISADE STREET	5,227	2,293	43.87%
3.80-40-37	136 PALISADE STREET	4,356	3,196	73.37%
3.80-40-38	134 PALISADE STREET	4,792	2,808	58.60%
3.80-40-39	132 PALISADE STREET	2,614	788	30.15%
3.80-40-40	130 PALISADE STREET	4,792	1,021	21.31%
3.80-40-41	126 PALISADE STREET	4,792	1,312	27.38%
3.80-40-42	122 PALISADE STREET	4,792	2,044	42.65%
3.80-40-43	118 PALISADE STREET	4,792	1,555	32.45%
3.80-40-44	116 PALISADE STREET	4,792	1,751	36.54%
3.80-40-45	114 PALISADE STREET	6,098	1,386	22.73%
3.80-40-46	110 PALISADE STREET	4,792	1,609	33.58%
3.80-40-47	104 PALISADE STREET	9,581	1,734	18.09%
<b>AVERAGE:</b>		<b>6,165</b>	<b>2,217</b>	<b>50.45%</b>

**MDR-2 ZONED PROPERTIES  
 WEST PALISADE STREET, DOBBS FERRY  
 (LISTED BY ADDRESS)**

PARCEL ID	ADDRESS	LOT AREA (SQFT)	BLDG COVERAGE (SQFT)	%
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%
3.80-36-17	107 PALISADE STREET	12,632	1,648	12.97%
3.80-36-18	111 PALISADE STREET	8,276	2,923	35.32%
3.80-36-35	119 PALISADE STREET	6,970	2,271	32.58%
3.80-36-36	123 PALISADE STREET	5,227	1,950	37.31%
3.80-36-37	129 PALISADE STREET	5,663	1,769	31.24%
3.80-36-38	129 PALISADE STREET	10,454	3,818	17.39%
3.80-36-39	133 PALISADE STREET	10,454	2,257	21.59%
3.80-36-40	135 PALISADE STREET	10,454	1,307	12.50%
3.80-36-41.1	139 PALISADE STREET	10,454	2,268	21.70%
<b>AVERAGE:</b>		<b>9,670</b>	<b>2,320</b>	<b>25.36%</b>

These numbers are all taken directly from the Town of Greenburgh Property Cards

The Study that has been prepared proposes a Code change to 40% as the building Coverage, but then suggests that there be a sliding scale for "overly large" parcels. Is there a definition of overly large parcels? What percentage of the existing parcels are categorized as overly large? The average lot size in the block from Chestnut to Cedar Street is 7,867 square feet. The average building coverage on the east side of the street with 156 Palisade is 50.45%, where 40% is proposed.

53:52 / 3:17:23

Presented at the April 8, 2021 Planning Board

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MDR-2 ZONED PROPERTIES, DOBBS FERRY  
 (LISTED BY BUILDING COVERAGE PERCENTAGE)

PARCEL #	ADDRESS	LOT AREA (SQFT)	BLDG COVERAGE (SQFT)	%
180-40-49	40 CHESTNUT STREET	15,713	11,068	75.54%
180-40-37	136 PALISADE STREET	4,256	3,196	73.37%
180-40-38	134 PALISADE STREET	4,792	2,808	58.60%
180-40-99	143 PALISADE STREET	5,227	2,193	41.87%
180-40-42	122 PALISADE STREET	4,792	2,044	42.65%
180-39-1	1 MAIN STREET	8,712	3,595	41.26%
180-39-26	60 PALISADE STREET	14,375	5,820	40.49%
180-39-27	4 HUDSON TERRACE	5,563	2,121	37.95%
180-36-36	123 PALISADE STREET	5,227	1,950	37.31%
180-39-25	7 HUDSON TERRACE	7,405	2,760	37.27%
180-39-34	58 PALISADE STREET	7,841	2,876	36.56%
180-40-44	116 PALISADE STREET	4,792	1,751	36.54%
180-39-27	56 PALISADE STREET	6,088	2,226	36.50%
180-36-38	113 PALISADE STREET	8,276	2,923	35.32%
180-40-33	154 PALISADE STREET	6,098	2,127	34.88%
180-40-46	110 PALISADE STREET	4,792	1,609	33.58%
180-39-21	3 HUDSON TERRACE	5,563	1,892	33.99%
180-36-35	119 PALISADE STREET	6,970	2,271	32.58%
180-40-43	118 PALISADE STREET	4,792	1,555	32.45%
180-39-20	2 HUDSON TERRACE	7,405	2,328	31.31%
180-39-22	22 PALISADE STREET	3,920	1,245	31.76%
180-39-24	6 HUDSON TERRACE	5,563	1,777	31.88%
180-36-37	129 PALISADE STREET	5,563	1,769	31.24%
180-36-36	95 PALISADE STREET	16,117	5,000	31.02%
180-39-29	10 PALISADE STREET	6,098	1,884	30.90%
180-40-39	132 PALISADE STREET	2,611	788	30.15%
180-39-23	5 HUDSON TERRACE	5,563	1,690	29.84%
180-39-2	9 MAIN STREET	4,792	1,422	29.67%
180-40-31	164 PALISADE STREET	3,920	1,119	28.55%
180-40-34	140 150 PALISADE STREET	6,098	1,690	27.71%
180-40-41	126 PALISADE STREET	4,792	1,312	27.38%
180-40-48	98 PALISADE STREET	12,197	3,319	25.57%
180-40-30	63 CEDAR STREET	3,485	884	25.37%
180-39-30	26 PALISADE STREET	4,792	1,168	24.37%
180-40-45	114 PALISADE STREET	6,098	1,386	22.73%
180-36-41.1	139 PALISADE STREET	10,454	2,368	21.70%
180-36-29	181 PALISADE STREET	10,454	2,257	21.59%
180-40-40	180 PALISADE STREET	4,792	1,071	21.11%
180-40-17	208 PALISADE STREET	5,583	1,734	18.00%
180-36-38	129 PALISADE STREET	10,454	1,818	17.39%
180-40-35	144 PALISADE STREET	5,227	704	14.62%
180-40-32	155 PALISADE STREET	9,248	1,380	13.95%
180-36-17	107 PALISADE STREET	12,832	1,638	12.97%
180-36-40	115 PALISADE STREET	10,454	1,307	12.50%
180-39-32	37 PALISADE STREET	6,970	863	12.38%
180-39-3	13 MAIN STREET	10,890	1,091	10.02%
180-39-33	0 PALISADE STREET	3,920	-	0.00%
AVERAGE:		7,146	2,128	30.50%

90% 42.65%  
 80% 37.31%  
 75% 36.54% 156  
 66% 33.58% 36.22%

These are properties with a site area of more than 7,500 sf., which is 15 of the 47 properties on Palisade Street.



54:48 / 3:17:23

Presented for the April 8, 2021 Planning Board



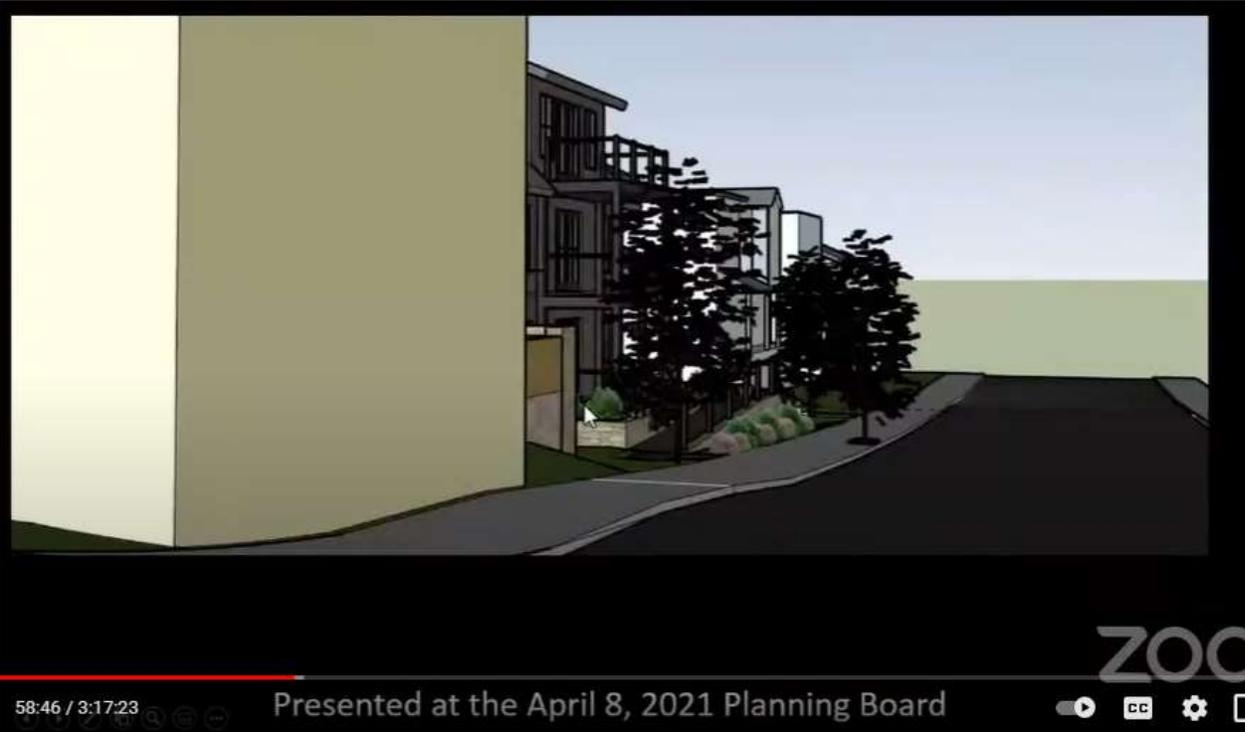
56:43 / 3:17:23

Presented at the April 8, 2021 Planning Board

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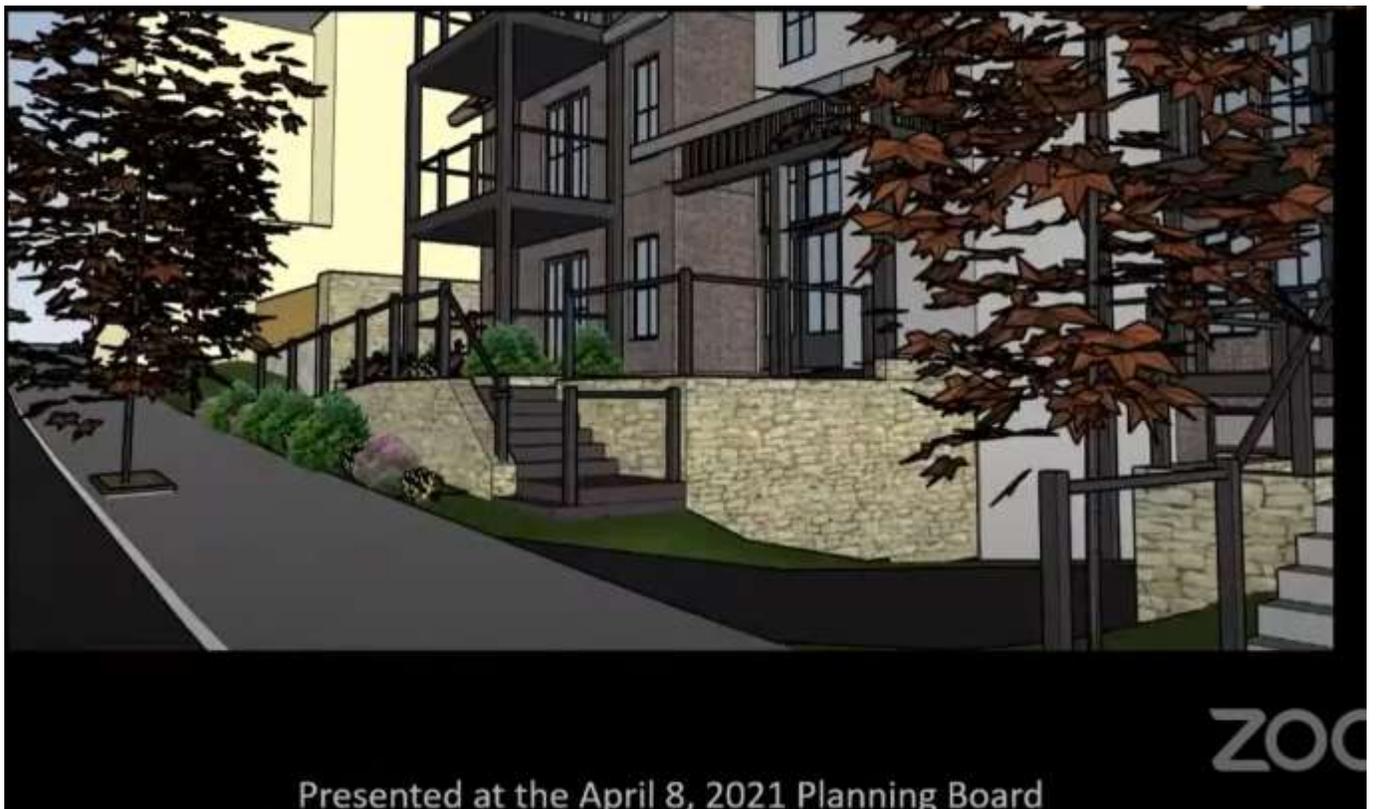
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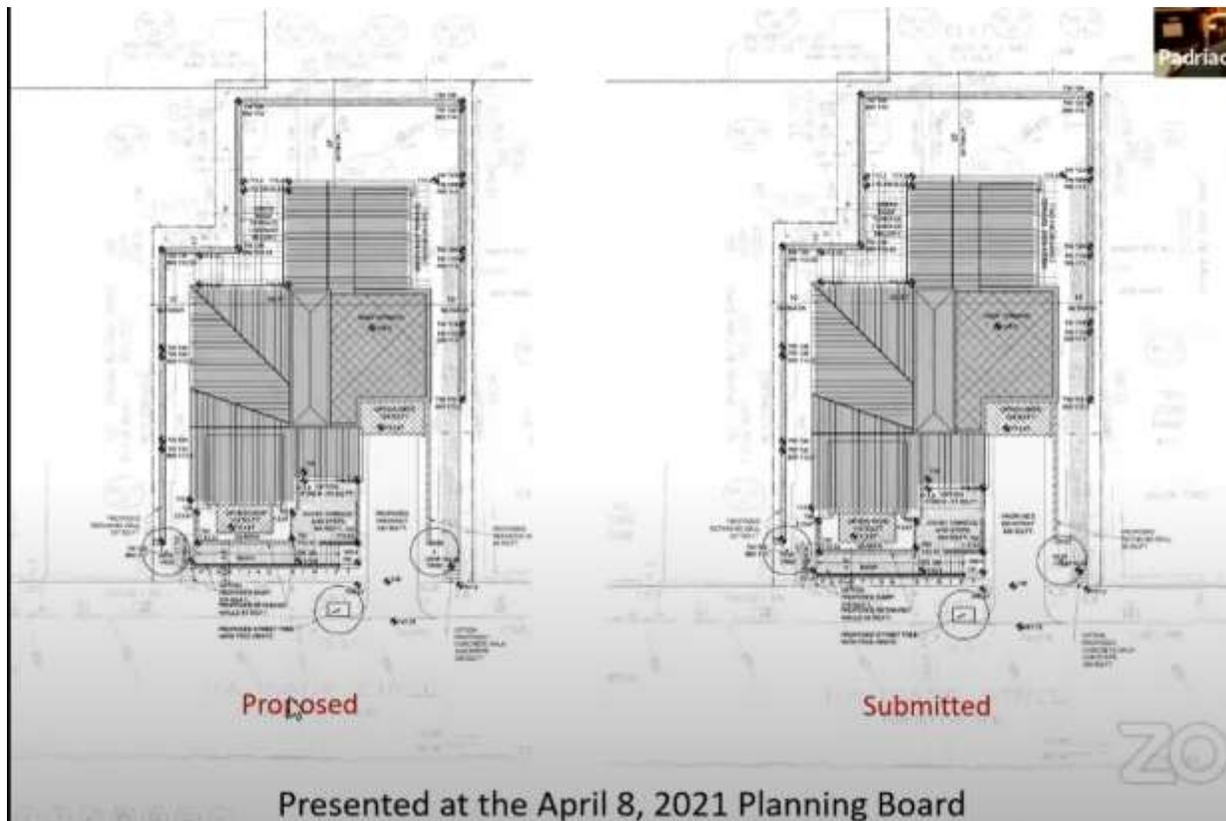
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**Discussion:**

- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Manley said he would like to know if the Board is comfortable enough with this at this point to allow him to go concurrently to the AHRB before next month's meeting.
- A discussion was held regarding allowing the applicant to go before the AHRB concurrently. Mr. Steinschneider and Michael addressed questions from the Board.
- Ms. Dickson said if the Board completes the hearing tonight on recommending these changes to the Zoning Code it is going to take 60 – 90 days at best to get a local law adopted. Ms. Dickson said if you close the public hearing on this application you have a limited amount of time to reach a decision. Ms. Dickson said you are going to have to apply the Code as it stands today and you will have to justify any waivers of coverage based upon the Code as it stands today, unless you wait for the decision on the local law that will amend the Zoning Code. Ms. Dickson said any amendments to the Zoning Code take an extra amount of time, they need to go through a SEQRA analysis, they have to go to the County Planning Board for comment and recommendation and they must be circulated to nearby municipalities. Ms. Dickson said she will endeavor to move the Village Board along as quickly as possible to enter into a hearing. Ms. Dickson said you have to deal with what you have now.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board.

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

- The following people addressed the Board: Ms. Denise Woodin/154 Palisade Street; and Mr. Steve Tilly/87 Ogden Park.
- Mr. Lang and Mr. Steinschneider addressed the comments from the public.
- Chairman Hunter said the Board would not be taking action tonight.
- Ms. Dickson said the Board does not have a plan in front of them yet. Ms. Dickson said what was presented tonight is a reduced footprint for the first floor which can or may be incorporated. Ms. Dickson said she would advise the Board to give a recommendation to the applicant about which of the schemes and get an actual plan submitted with enough time to be uploaded so you have a complete site plan and if that includes the inclusion of the comments that Mr. Pommer has provided to you on March 11<sup>th</sup>, all those notes should be in the site plan as well. Ms. Dickson said you really need to have a definite plan in front of you and then call for the resolution based on that. Ms. Dickson said you can take a motion to adjourn the hearing to the May 6<sup>th</sup> meeting and then you can provide advice to the applicant.
- The Board continued their discussion of the proposed application.
- Ms. Dickson said to include on the plan the notes that are required by Mr. Pommer on March 11, 2021.
- Mr. Steinschneider and Mr. Lang addressed questions from the Board.

**Action:**

- Chairman Hunter said we will continue the public hearing to the next meeting.
- Ms. Dickson asked if the Board is asking the application to prepare plans with the reduction in the first floor.
- Mr. Hale said assuming that the Code changes goes through, he is not concerned about a few percentage points. Mr. Hale said he thinks we have a good plan and he is willing to support it.

Motion by Mr. Brosnahan, seconded by Mr. Hale to adjourn the public hearing for the application of 156 Palisade to the next meeting.

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<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

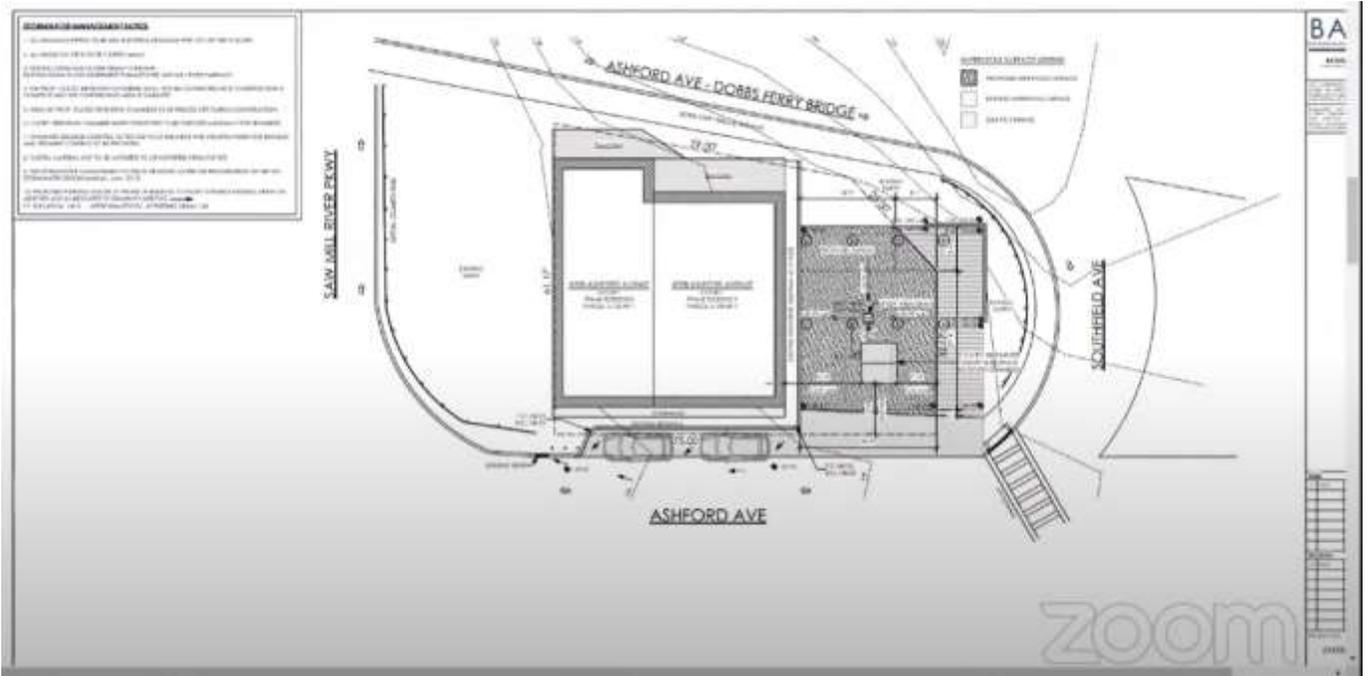
**4. 398 Ashford Avenue – Continuation of public hearing for site plan review for proposed change of use, add a parking space & paving area**

Mr. David Rotbard/Property owner was present to represent the application.

**Discussion:**

- Mr. Rotbard said he has addressed Mr. Pommer’s concerns from the original comment list.
- Mr. Pommer said they had a productive meeting today and went through the points of his memo. Mr. Pommer said one of the issues is the submission of this and he is not sure if the Board received this in their package and if it got submitted on time.
- Mr. Manley said there was no new submittal for this address.
- Mr. Pommer said one of the items that came up was the turning maneuvers and the backing in and out, and the Planner has mentioned it as well. Mr. Pommer said this is an existing driveway and we are intensifying the use, but it is existing and there is actually issues or accidents have occurred in this area and the applicant is reviewing that with the Department of Transportation (DOT).
- Mr. Rotbard discussed his communication with the DOT. Mr. Rotbard said he has been pushing strongly with the DOT and Highway to do something with this exit. Mr. Rotbard said he is an advocate for changes to be made at this exit. Mr. Rotbard said he is going to do what he can to protect the building and to protect cars from hitting the building and curb. Mr. Rotbard said he will continue to push for improvements to this exit ramp. A discussion was held and Mr. Rotbard addressed questions from the Board.
- Mr. Rotbard said he has video footage of incidents at the exit off the Saw Mill River Parkway.
- Deputy Mayor Cassell said she passed along the video footage to the Village Administrator and said that Legislator Shimsky is looking at this as well.
- Mr. Rotbard said he has been pushing the local Legislators on this.
- Mr. Rotbard discussed the proposed application and displayed the following slides:

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- Mr. Pommer said the Board should get Mr. Rotbard’s response memo in their next packet.

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for 398 Ashford Avenue for site plan review for proposed change of use, add a parking space & paving area.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUP</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

- No one from the public addressed the Board regarding the proposed application.
- Mr. Manley said the application can be continued to next month and as long as we get the plans in, in a timely manner and post them, we can open the public hearing, close it and have a resolution next month, all in one night.
- Mr. Rotbard asked if there was any way they could get on a Board of Trustees calendar in the interim. Ms. Dickson said they have to await the Planning Board’s decision and need a copy of the resolution because it would contain the recommendations and comments, which the Board of

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Trustees can schedule their public hearing and we can provide them with the materials far in advance and they can schedule that public hearing.

- Ms. Dickson said the public hearing has to be adjourned to May 6<sup>th</sup> because these plans were not presented with enough time to be included and uploaded. Ms. Dickson said there is an outstanding memo from Mr. Pommer that may have additional notes that need to go in it.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to continue the public hearing for 398 Ashford Avenue for site plan review for proposed change of use, add a parking space & paving area, to the next meeting of the Board on May 6, 2021.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

**5. 39 Brace Terrace – Continuation of public hearing for site plan review for proposed retaining wall**

Mr. Paul Petretti/Engineer was present to represent the application.

**Discussion:**

- Mr. Petretti said this is pretty much the same plan that he introduced to the Board the last time. Mr. Petretti said the difference here is the patio on the left side between the driveway and the house has been reconfigured, a small patio in the back and rearranged the stairs in the back.
- Mr. Petretti discussed the proposed application and displayed the following slides:



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- A discussion was held and Mr. Petretti addressed questions from the Board.
- Mr. Pommer said at the last meeting the only concern was the landscaping and the view from the neighbor.
- Mr. Pommer said there was one other issue with coverage and Mr. Petretti has changed one of the surfaces to a wood chip or removed whatever he had to get below the coverage so he didn't need a variance.
- No one from the public addressed the Board regarding the proposed application

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to close the public hearing 39 Brace Terrace for site plan review for proposed retaining wall.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Chairman Hunter offered the following resolution which was seconded by Mr. Brosnahan:

**RESOLUTION 3-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION GRANTING SITE PLAN  
 APPROVAL FOR THE CONSTRUCTION OF A RETAINING WALL  
 AND RELATED SITE IMPROVEMENTS AT  
 39 Brace Terrace**

**WHEREAS**, Sarah Michaelson, owner, has applied for site plan approval to construct a retaining wall in the rear yard to level the backyard of a single-family house and make related site improvements, including patios, on the property at 39 Brace Terrace, and denoted on the tax assessment maps as Section 3.120, Block 110, Lot 26, and located in the OF-4 zoning district, and

**WHEREAS**, the following plans and documents were submitted as part of the application:

- “Site Plan, Wall Profile & Section”, Revised 3/3/21, Sheet 1 of 2.
- “Notes, Sections & Details”, Revised 3/3/21, Sheet 2 of 2.
- Site Plan Application, Dated 1/8/21.
- Coastal Assessment Form (CAF), Dated 12/20/20.

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Cover Letter from Paul Petretti, Dated 3/12/21.

**WHEREAS**, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meetings of March 4, 2021 and April 8, 2021 held duly noticed public hearings and all comments were considered, and

**WHEREAS**, the proposed retaining wall and related site improvements as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County, and State regulations shall be met.
2. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memorandum dated March 30, 2021 shall be addressed to his satisfaction.
3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an April 8, 2021 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

**BE IT FURTHER RESOLVED**, that this Resolution shall have an effective date of April 8, 2021.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTEANAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

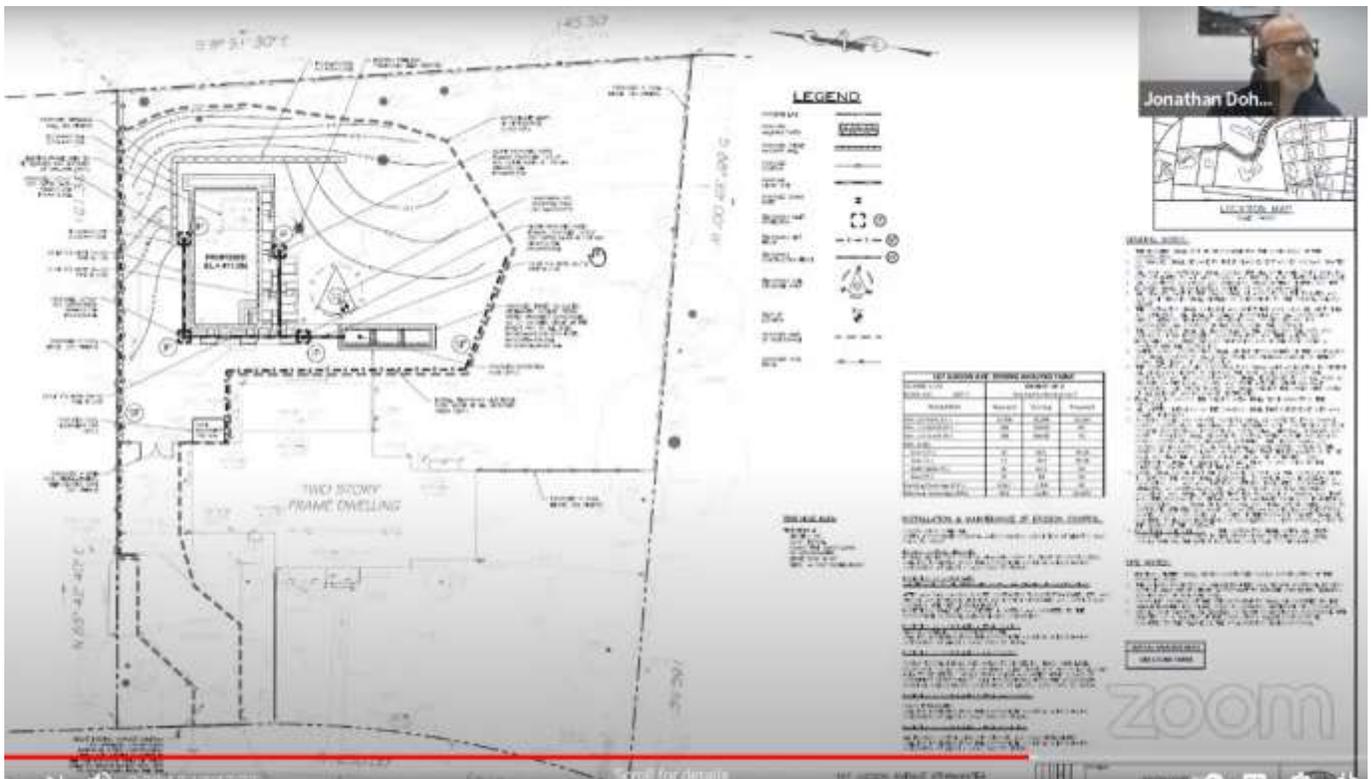
**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**6. 167 Judson Avenue – Pre-submission conference for proposed in-ground pool and retaining wall**

Mr. Jonathan Doherty/Property owner, Mr. Maxwell Mosello and Mr. Michael Stein/Hudson Engineering were present to represent the application.

**Discussion:**

- Mr. Doherty and Mr. Mosello discussed the proposed application and displayed the following slides:





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<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNATE MEMBER</b>	<input type="checkbox"/>	AYE	<input type="checkbox"/>	NAY	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	RECUSE	<input type="checkbox"/>	ABSENT/EXCUSED
<b>VOTE TOTALS</b>	5	AYE	0	NAY	0	ABSTAIN	0	RECUSE	0	ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>									

**7. 30 Heather Way – Pre-submission conference for proposed interior alterations, garage addition and expanded driveway**

Mr. Steven Secon/Architect was present to represent the application.

**Discussion:**

- Mr. Secon discussed the proposed application and displayed the following slides:



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- A discussion was held and Mr. Secon addressed questions from the Board.
- Mr. Secon said he has addressed all of the issues from Hahn Engineering.
- Mr. Pommer said he did not see the response to his comments but the major issue was the drainage and depth of rock.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Hale to schedule a public hearing for the application of 30 Heather Way for proposed interior alterations, garage addition and expanded driveway, at the next meeting of the Board on May 6, 2021.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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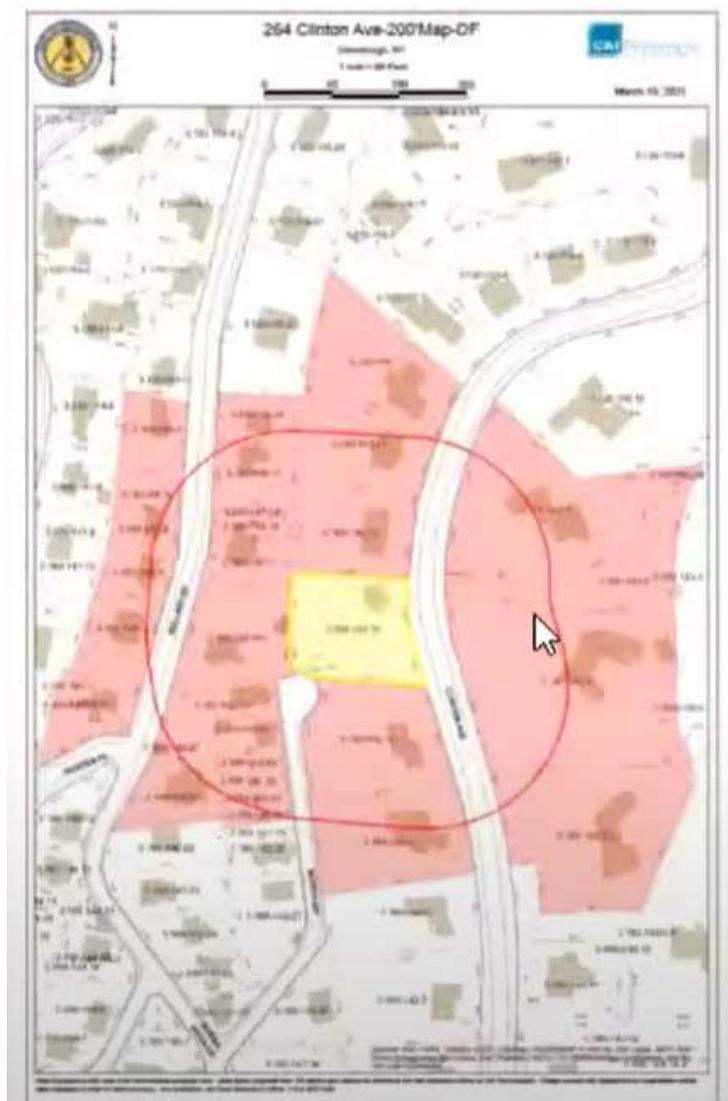
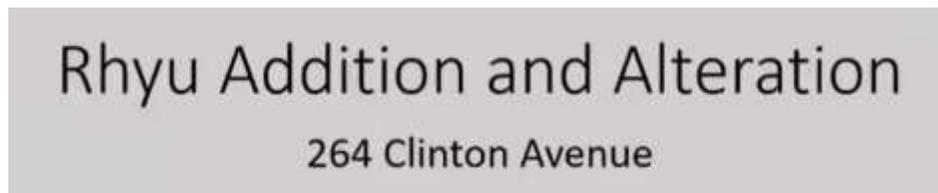
**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**8. 264 Clinton Avenue – Pre-submission conference for proposed addition to single family, including swimming pool and landscaping**

Mr. Niall Cain/Architect was present to represent the application.

**Discussion:**

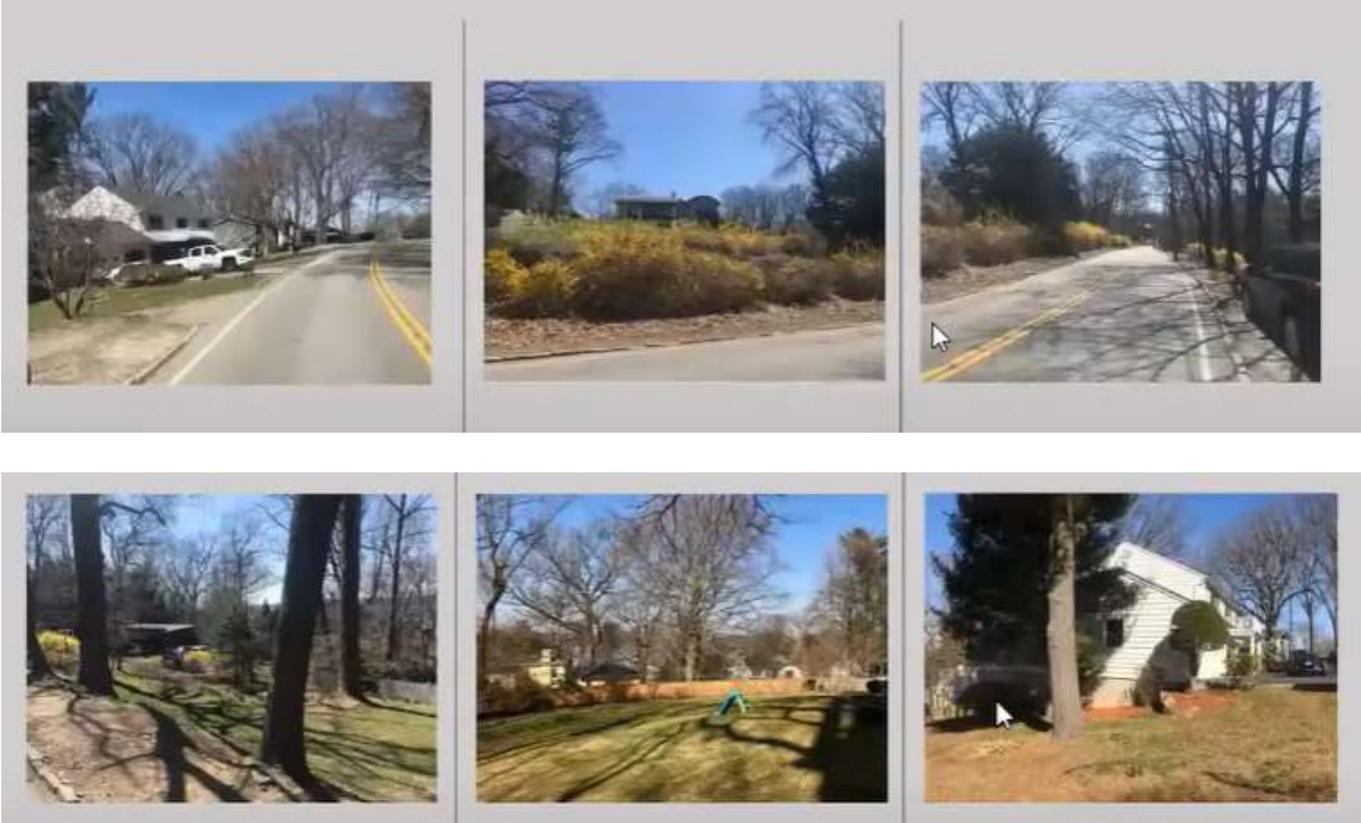
- Mr. Cain discussed the proposed application and displayed the following slides:



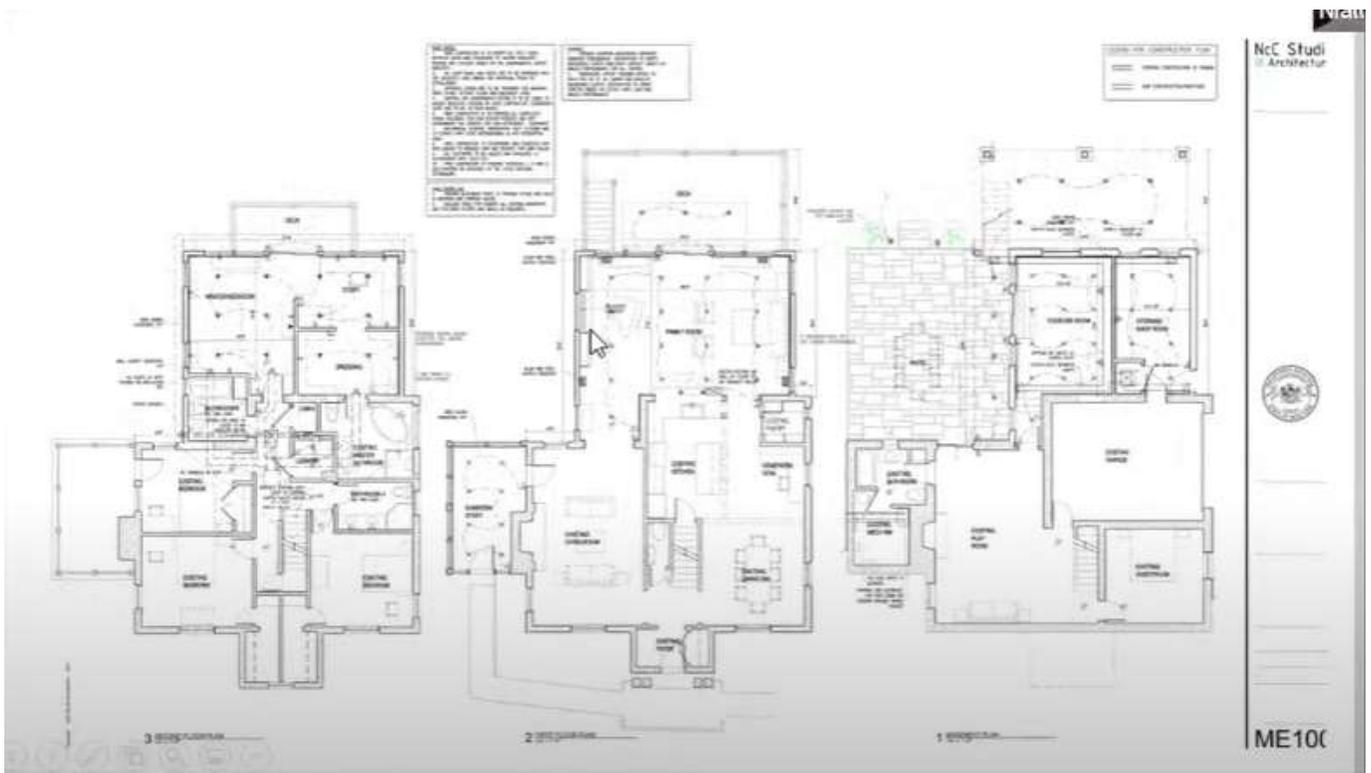
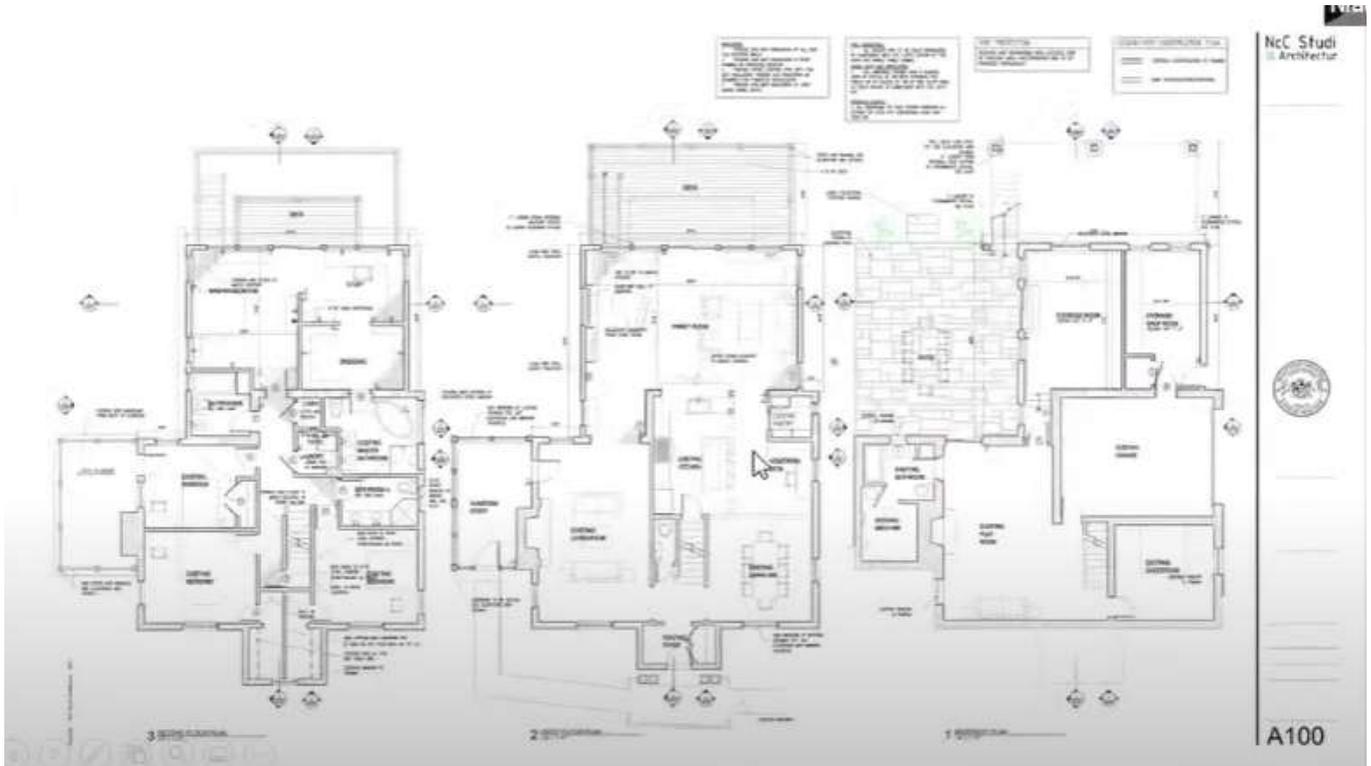
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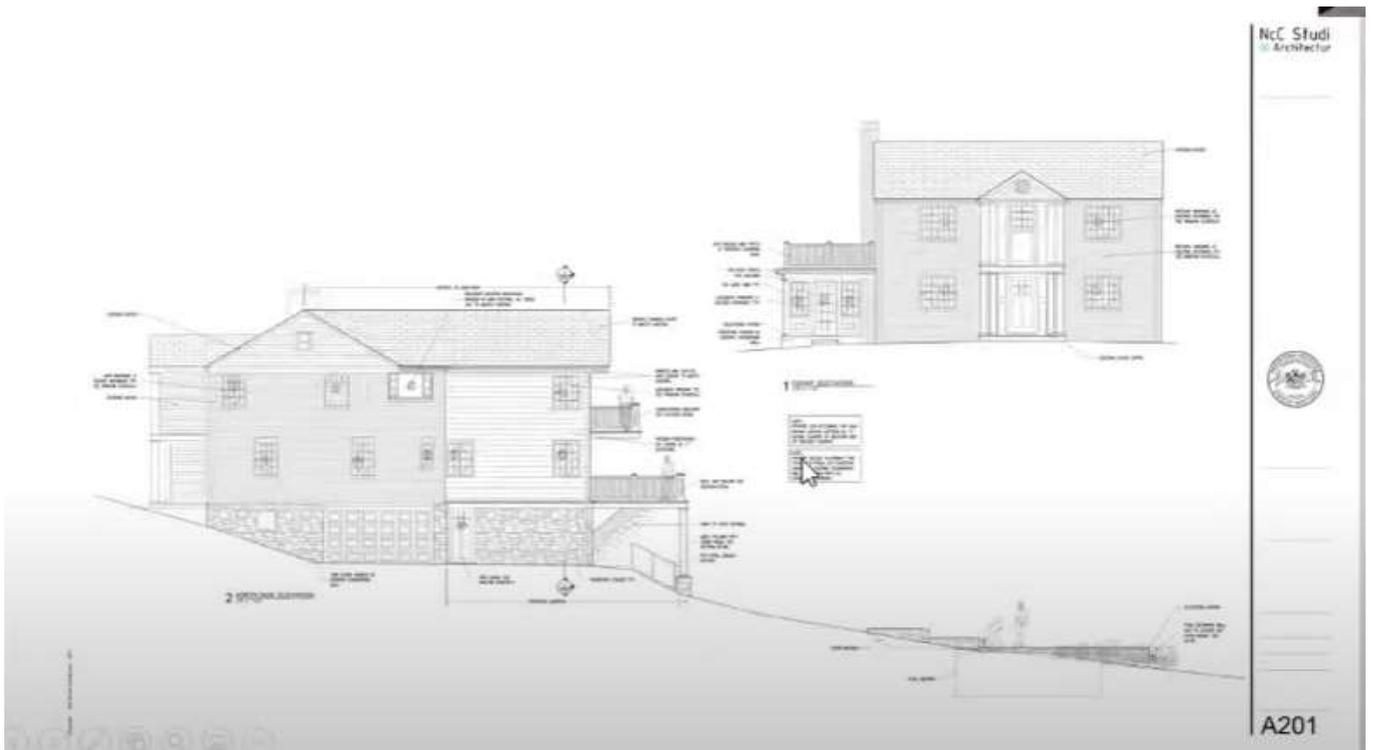
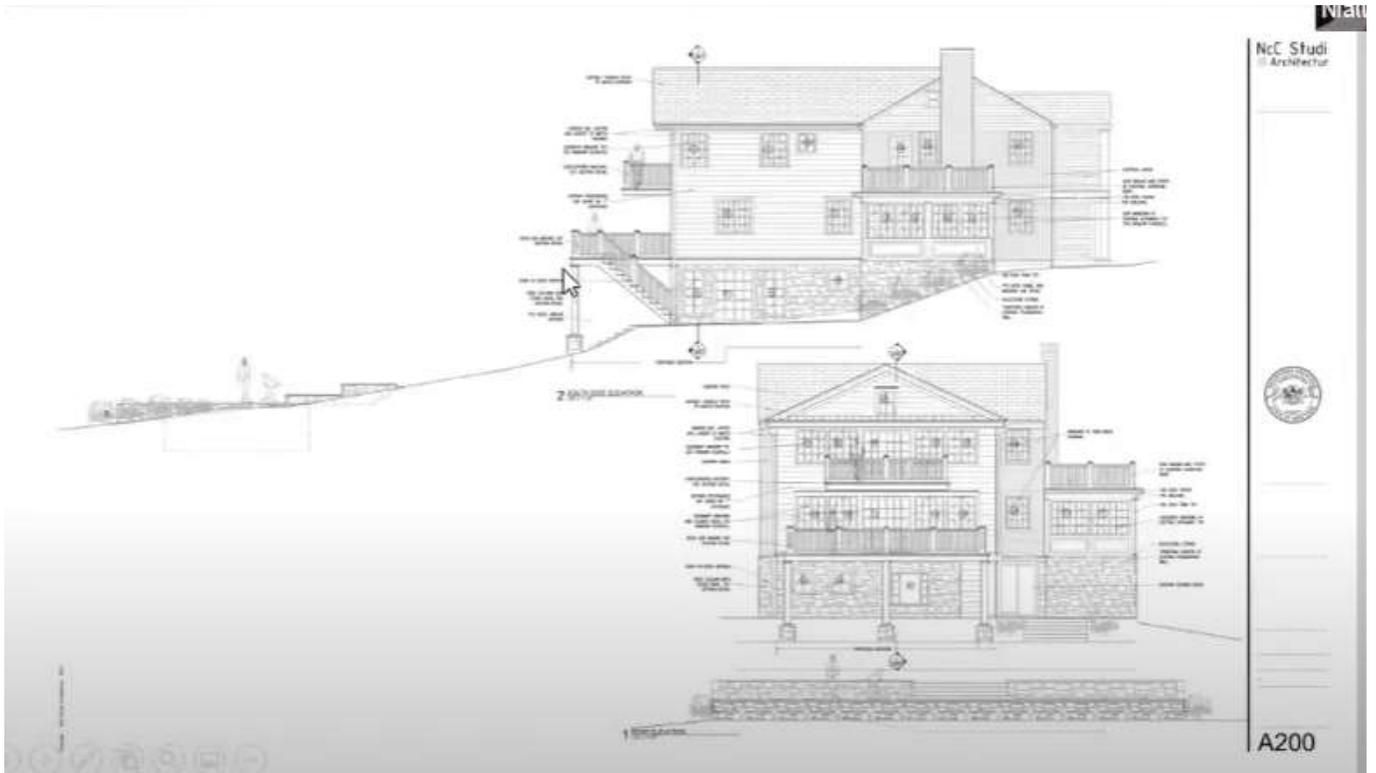
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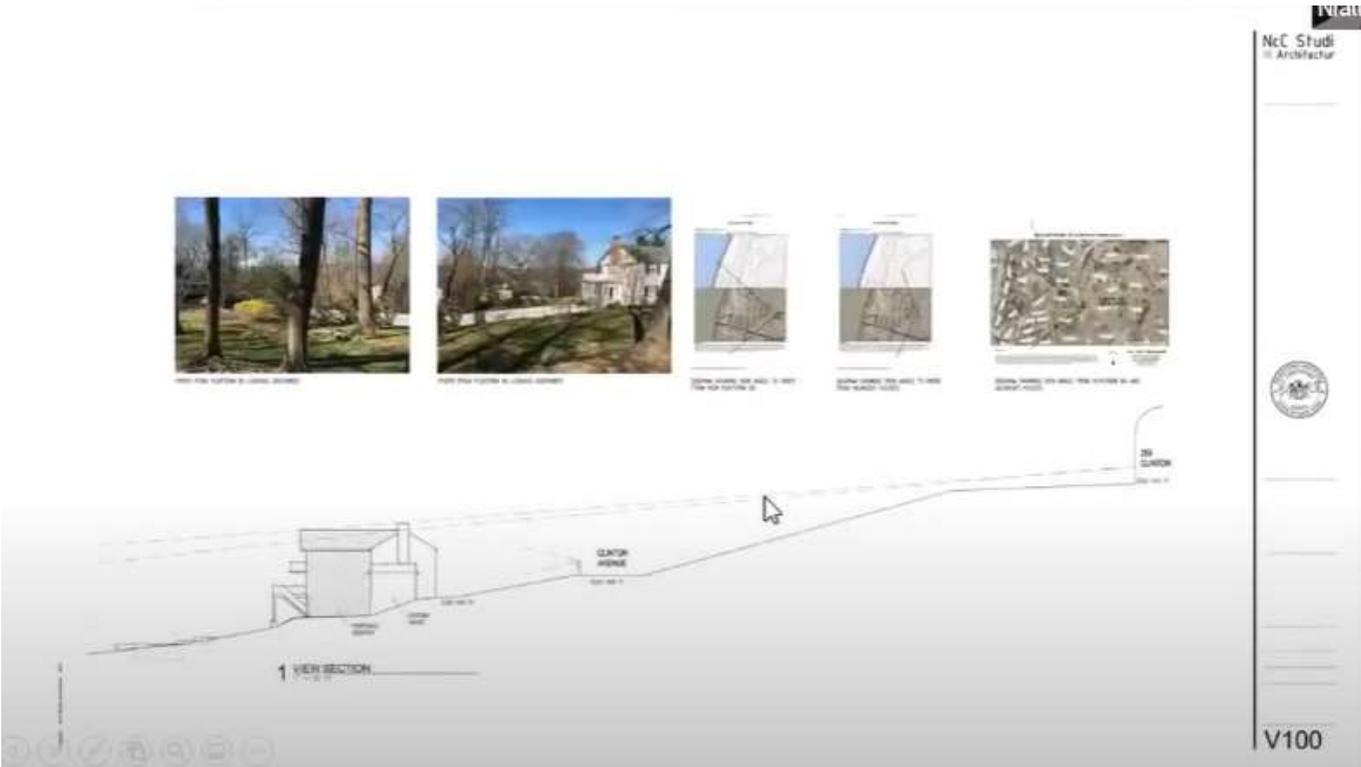
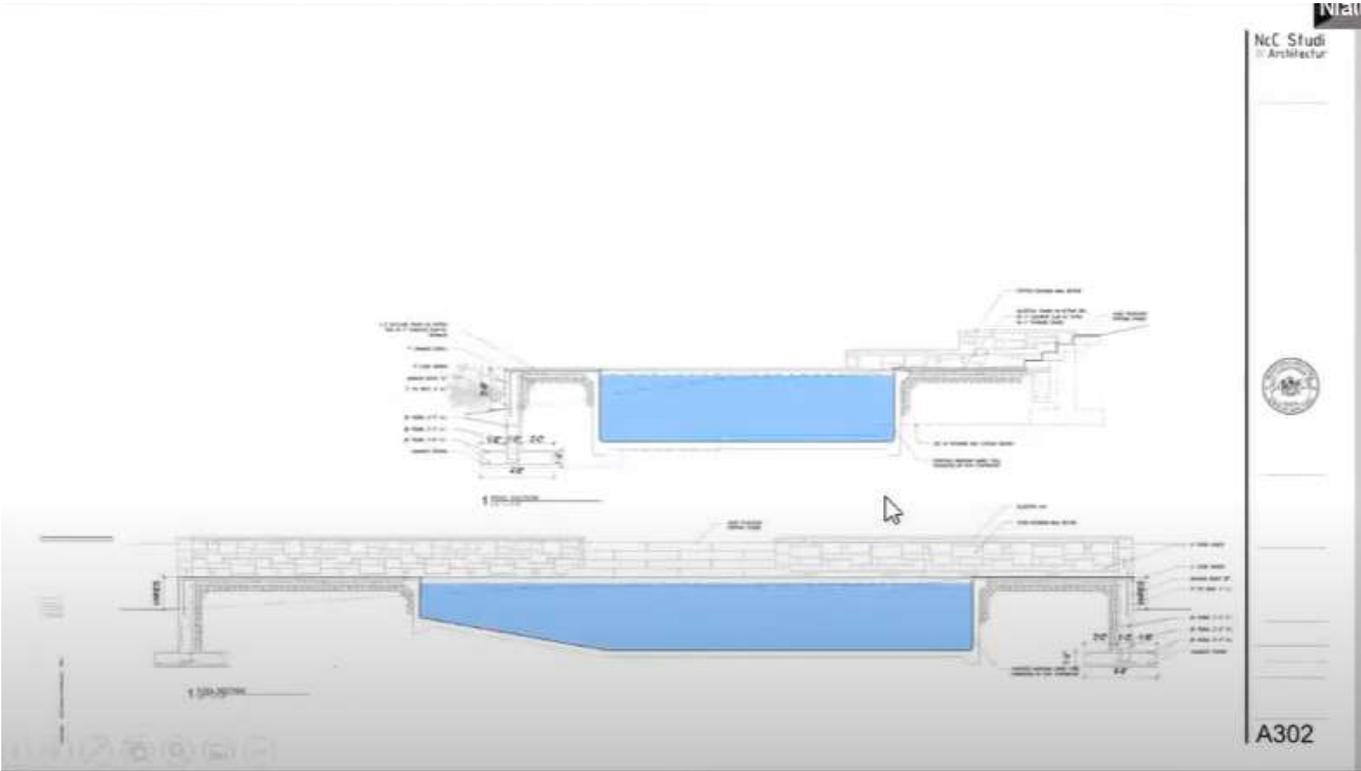


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PHOTO FROM PLATFORM 80 LOOKING SOUTHWEST



PHOTO FROM PLATFORM 80 LOOKING NORTHWEST



DIAGRAM SHOWING VIEW ANGLE TO RIVER  
FROM VIEW PLATFORM 80



DIAGRAM SHOWING VIEW ANGLE TO RIVER  
FROM ADJACENT HOUSES

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- Mr. Cain said he got comments from Hahn Engineering which he has responded to.
- Mr. Cain questioned how to handle the pool drainage. Ms. Dickson said that would need to be coordinated with the Building Department.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 264 Clinton Avenue for proposed addition to single family, including swimming pool and landscaping, at the next meeting of the Board on May 6, 2021.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

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**9. MDR-2 Zone – Public Hearing for proposed miscellaneous Zoning Code changes and recommendation for Board of Trustees**

**Discussion:**

- Mr. Hale said he read the table updates from Mr. Manley and nothing stood out to him.
- Mr. Manley gave an overview of the changes made to the tables and displayed the following slides:

*500 Attachment 2*

**Village of Dobbs Ferry**

**Appendix B:  
 Dimensional Tables**

**Table B-1: OF Districts Dimensional Standards  
 [Amended 6-14-2011 by L.L. No. 6-2011]**

<b>Zone</b>	<b>OF-6</b>	<b>OF-5</b>	<b>OF-4</b>	<b>OF-3</b>	<b>OF-2</b>	<b>OF-1</b>
Minimum net lot area (square feet)	5,000	7,500	10,000	15,000	20,000	40,000
Minimum lot width (feet)	50	75	100	100	125	150
Minimum lot depth (feet)	100	100	100	100	125	150
Maximum lot coverage by buildings	27%	25%	22%	20%	18%	15%
Maximum lot coverage by impervious surfaces	54%	44%	40%	40%	40%	30%
Minimum front yard setback (feet)	20	25	25	30	30	40

**Table B-1: OF Districts Dimensional Standards  
 [Amended 6-14-2011 by L.L. No. 6-2011]**

<b>Zone</b>	<b>OF-6</b>	<b>OF-5</b>	<b>OF-4</b>	<b>OF-3</b>	<b>OF-2</b>	<b>OF-1</b>
Minimum net lot area (square feet)	5,000	7,500	10,000	15,000	20,000	40,000
Minimum lot width (feet)	50	75	100	100	125	150
Minimum lot depth (feet)	100	100	100	100	125	150
Maximum lot coverage by buildings	27%	25%	22%	20%	18%	15%
Maximum lot coverage by impervious surfaces	54%	44%	40%	40%	40%	30%
Minimum front yard setback (feet)	20	25	25	30	30	40
Maximum front yard setback (feet)	prevailing	prevailing	prevailing	NA	NA	NA
Minimum rear yard setback	25	25	25	25	25	40
Minimum side yard setback (each) (feet)	10	10	12	15	20	20
Minimum side yard setback	20	25	30	40	50	50

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Minimum lot depth (feet)	100	100	100	100	125	150
Maximum lot coverage by buildings	27%	25%	22%	20%	18%	15%
Maximum lot coverage by impervious surfaces	54%	44%	40%	40%	40%	30%
Minimum front yard setback (feet)	20	25	25	30	30	40
Maximum front yard setback (feet)	prevailing	prevailing	prevailing	NA	NA	NA
Minimum rear yard setback	25	25	25	25	25	40
Minimum side yard setback (each) (feet)	10	10	12	15	20	20
Minimum side yard setback (both) (feet)	20	25	30	40	50	50
<b>Maximum Stories</b>	<b>2½</b>					
<b>Max Height</b>	<b>As per Table B-6 and B-7</b>					

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**Table B-2: MDR, B and MF Districts Dimensional Standards  
 [Amended 6-14-2011 by L.L. No. 6-2011]**

<b>Zone</b>	<b>MDR-1</b>	<b>MDR-2</b>	<b>MDR-H</b>	<b>B</b>	<b>MF-1</b>	<b>MF-2</b>	<b>MF-3</b>	<b>MF-4</b>
Minimum net lot area (square feet)	5,000	5,000	10,000	5,000	20,000	20,000	20,000	20,000
Minimum lot area per dwelling unit (square feet)	2,500	800	2,500	800	6,000	3,500	2,500	1,750
Minimum lot width (feet)	50	50	50	50	100	100	100	100
Minimum lot depth (feet)	100	100	100	100	100	100	100	200
Maximum lot coverage by buildings	27%	<del>27%</del> 40%	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54%	<del>54%</del> 60%	60%	60%	60%	60%	60%	60%
Minimum front yard setback (feet)	20	20	20	prevailing	25	25	50	10

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Minimum lot width (feet)	50	50	50	50	100	100	100	100
Minimum lot depth (feet)	100	100	100	100	100	100	100	200
Maximum lot coverage by buildings	27%	<del>27%</del> 40%	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54%	<del>44%</del> 60%	60%	60%	60%	60%	60%	60%
Minimum front yard setback (feet)	20	20	20	prevailing	25	25	50	10
Minimum rear yard setback (feet)	25	25	25	25	30	30	30	30
Minimum side yard setback (each) (feet)	10	10	10	10	25	25	25	10
Minimum side yard setback (both) (feet)	20	20	20	20	50	50	50	20
Maximum Stories	2.5	3 (a)	3	3	3	3	4	3
Maximum height	As per Table B-6							

Minimum side yard setback (each) (feet)	10	10	10	10	25	25	25	10
Minimum side yard setback (both) (feet)	20	20	20	20	50	50	50	20
Maximum Stories	2.5	3 (a)	3	3	3	3	4	3
Maximum height	As per Table B-6							

**Note:**

The net lot area is determined by deducting the adjustments stipulated in § 300-34A(2) from gross lot area.

**Abbreviations:**

- \*GP = Grade plane
- \*R = Ridge
- \*MP = Midpoint of sloped roof
- \*TF = Top of flat roof
- \*C = Curb

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ZONING AND LAND USE

**Table B-3: Residential Lot Dimensions and Coverage (Sliding Scales)**

Lot area	Less Than 7,500 Square Feet	At Least 7,500 Square Feet but Less Than 10,000 Square Feet	At Least 10,000 Square Feet but Less Than 20,000 Square Feet	At Least 20,000 Square Feet but Less Than 40,000 Square Feet	40,000 Square Feet or Greater
Minimum lot width (feet)	Lot area/100	Lot area/100	100	100	150
Minimum lot depth (feet)	100	100	100	125	150
Maximum lot coverage by buildings	27% As per Table B1 & B2	32% x .82	30% x .75	48% x .67	48% x .56
Maximum lot coverage by	64% As per	44% x .82	40% x .75	40% x .67	30% x .56

Lot area	Less Than 7,500 Square Feet	At Least 7,500 Square Feet but Less Than 10,000 Square Feet	At Least 10,000 Square Feet but Less Than 20,000 Square Feet	At Least 20,000 Square Feet but Less Than 40,000 Square Feet	40,000 Square Feet or Greater
Minimum lot width (feet)	Lot area/100	Lot area/100	100	100	150
Minimum lot depth (feet)	100	100	100	125	150
Maximum lot coverage by buildings	27% As per Table B1 & B2	32% x .82	30% x .75	48% x .67	48% x .56
Maximum lot coverage by impervious surfaces	64% As per Table B1 & B2	44% x .82	40% x .75	40% x .67	30% x .56

**Table B-4: Residential Side Yard Setbacks (Sliding Scales)**

Lot width	Less Than 75 Feet	Less Than 100 Feet but At Least 75 Feet	Less Than 125 Feet but At Least 100 Feet	Less Than 150 Feet but At Least 125 Feet	150 Feet or Greater
Minimum side yard setback (each) (feet)	10	10	12	15	20
Minimum side yard setback (both) (feet)	20	25	30	35	50

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**Table B-5: Residential Front and Rear Yard Setbacks (Sliding Scales)**

Lot Depth	Less Than 125 Feet	Less Than 150 Feet but at Least 125 Feet	150 Feet or Greater
Minimum front yard setback (feet)	Lot depth/4	30	40
Minimum rear yard setback (feet)	25	40	40

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**Table B-6: Residential Building Height (Sliding Scales)<sup>1</sup>**

[Amended 8-22-2017 by L.L. No. 6-2017]

Roof Pitch (Rise/Run)	0 to 0.25	0.25 to 0.30	Greater than 0.30	Maximum Height to Eave
OF and MDR-1 Districts (feet) <b>GP-R</b>	30	33	35	28
<b>MDR-2-B</b> , MF-1 and MF-2 Districts (feet) <b>GP-MP/TF</b>	30	35	40	28
<b>MF-3</b>	40	N/A	N/A	N/A
MF-4 Districts (feet)	35	40	42	N/A
<b>MDR-2 C-TF/MP</b>	37	40	42	N/A
<b>B C-TF/MP</b>	40	43	45	N/A

**NOTE:**

<sup>1</sup>Reference: S. 300.35(1)(8)(a) (11/1/21)

**Table B-7: Residential Context Based Height and Massing Limits<sup>1</sup>, in OFs and MDR-1**

[Amended 6-14-2011 by L.L. No. 6-2011; 8-22-2017 by L.L. No. 6-2017]

Requirement	Set Limits	Context Based Limits
Maximum ridge height	Default <del>28</del> 30	Maximum 1.25 times the average ridge height of buildings on lots within the context limit area subject property.
Maximum eave height	Default <del>28</del> 28	Maximum 1.15 times the average eave height of buildings on lots within the context limit area subject property.
Sky exposure plane <b>OF &amp; MDR-1</b>		A plane set an a angle of 45° projected into the lot from a point set 10 feet above a lot line with the base of the 10 feet set at the average grade height between the lot line and the building.

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Maximum eave height	Default 28 28	Maximum 1.15 times the average eave height of buildings on lots within the context limit area subject property.
Sky exposure plane OF & MDR-1		A plane set an a angle of 45° projected into the lot from a point set 10 feet above a lot line with the base of the 10 feet set at the average grade height between the lot line and the building.

**NOTE:**

<sup>1</sup> Reference § 300-35D(8).

Every roof must comply with all building height requirements.

Abbreviations:

\*GP = Grade plane

\*R = Ridge

\*MP = Midpoint of sloped roof

\*TF = Top of flat roof

\*C = Curb

- A discussion was held and Mr. Manley addressed questions from the Board.

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing on the MDR-2 Zone for proposed miscellaneous Zoning Code changes and recommendation for the Board of Trustees.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

- The following people addressed the Board: Mr. Paddy Steinschneider/329 Broadway.

Motion by Mr. Hale seconded by Mr. Brosnahan to close the public hearing on the MDR-2 Zone for proposed miscellaneous Zoning Code changes and recommendation for the Board of Trustees.

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<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

- Ms. Dickson said the Board would need a forwarding memo with recommendations, and the reason and the justifications. Ms. Dickson said they will also need an environmental impact form submitted with this in order to make a referral to the County.
- Mr. Lane said he will work on a memo with Mr. Manley.
- Ms. Dickson said if the Board wants to vote on the recommendation conditioned upon completion of the memorandum and summary and a submission to the Board that would move this along.

Motion by Mr. Brosnahan, seconded by Mr. Hale to recommend proposed miscellaneous MDR-2 Zoning Code changes as discussed this evening to the Board of Trustees.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Motion by Mr. Hale, seconded by Mr. Lane to send the Palisade Street Character Guidelines to the Board of Trustees.

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<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the meeting.

<b>CHAIRMAN HUNTER</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>STEPHEN BROSNAHAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ROB LANE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>ALLEN HALE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>LAURA HAUPT</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>PETER WINDER, 1<sup>ST</sup> ALTERNAATE MEMBER</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

The meeting adjourned at 10:47 p.m.