

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

**PRESENT:**

Stephen Hunter, Chairman  
Stephen Brosnahan  
Laura Haupt  
Rob Lane  
Peter Winder, 1<sup>st</sup> Alternate Member

**ALSO PRESENT:**

Ed Manley, Building Inspector  
Dan Roemer, Assistant Building Inspector  
Dwight H. Douglas, Village Consulting Planner  
Mr. George Pommer/Village Consulting Engineer (connected via telephone at 8:25 p.m.)  
Mr. Iair Rozenkranz/AHRB Chairman

**EXCUSED:** Mr. Allen Hale, Trustee Liaison Donna Cassell, and Mr. Daniel Pozin/Attorney for the Village.

Chairman Hunter called the meeting to order.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open 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 type="checkbox"/> AYE            | <input type="checkbox"/> NAY | <input type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

Chairman Hunter said that Mr. Hale and Mr. Pozin contacted him as said they have lost electricity and would not be attending this evening's meeting.

Chairman Hunter said it has been a tough couple of days and he wanted to congratulate the DPW, Police Department and all the Village staff for the great job they have done.

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**1. Adopt Minutes for Planning Board Meetings of May 7, 2020, June 4, 2020 & July 2, 2020**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of January 9, 2020 as submitted.

|  |   |                              |                                  |                                 |  |
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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 type="checkbox"/> AYE            | <input type="checkbox"/> NAY | <input type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of February 6, 2020 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 type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

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Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of July 2, 2020 as submitted.

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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 type="checkbox"/> AYE            | <input type="checkbox"/> NAY | <input type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

Chairman Hunter thanked Ms. Dreaper for her work on the minutes.

**2. 156 Palisade Street – Continuation of pre-submission conference for site plan review for proposed new proposed new multi-family building with basement garage**

Chairman Hunter said this agenda item will be moved to agenda item #10.

**3. 41 Cedar Street – Public hearing for minor subdivision for Cedar Commons**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 41 Cedar Street for minor subdivision for Cedar Commons.

|  |   |                              |                                  |                                 |  |
|--|---|------------------------------|----------------------------------|---------------------------------|--|
| <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 type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

Ms. Linda Whitehead/Attorney was present to represent the application.

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**Discussion:**

- Mr. Manley said this is just for moving the property line for approximately fifteen feet. Mr. Manley said they purchased the piece of property which will have a lower easement on it from the Presbyterian Church, it has nothing to do with the approvals of the building construction, it's just a property line movement.
- Ms. Whitehead discussed the proposed application.
- No one from the public addressed the Board.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan close the public hearing for the application of 41 Cedar Street for minor subdivision for Cedar Commons.

|  |   |                                    |  |                                       |  |
|--|---|------------------------------------|--|---------------------------------------|--|
| <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 type="checkbox"/> ABSTAIN       | <input type="checkbox"/> RECUSE       | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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="1"/> ABSENT/EXCUSED      |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                                    |  |                                       |  |

Mr. Brosnahan offered the following resolution which was seconded by Ms. Haupt:

**RESOLUTION 7-2020**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD GRANTING  
SUBDIVISION APPROVAL FOR A LOT LINE ADJUSTMENT  
43- 45 Cedar Street**

**WHEREAS**, Cedar Commons LLC has applied for subdivision approval for a lot line adjustment at 43-45 Cedar Street and denoted on the tax assessment maps as Section 3.80. Block 42, Lot 11 and located in the DB zoning district, and

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

“Preliminary re-apportionment plat”.  
Subdivision Application, Dated 6/17/20.



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**WHEREAS**, the Planning Board is familiar with the site and surrounding area and the proposed lot re-apportionment and at their meeting of August 6, 2020 held a duly noticed public hearing and all comments were considered, and

**WHEREAS**, a lot line adjustment between two adjoining lots 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 subdivision approval for the subject application, conditioned on the following:

1. Prior to the execution of the final plat, all required subdivision and Village consultants’ review fees shall be paid.

**BE IT FURTHER RESOLVED**, that this Resolution shall have an effective date of August 6, 2020.

|  |   |                              |                                  |                                 |  |
|--|---|------------------------------|----------------------------------|---------------------------------|--|
| <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 type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

**4. 12 Irving Place – Continuation of pre-submission conference for proposed new one family residence with two (2) car garage**

Mr. Kacper Tokarski was present to represent the application.

**Discussion:**

- A discussion was held and Mr. Tokarski addressed questions from the Board.
- Mr. Manley said he had the Village’s Arborist come out and look at this months ago and the Arborist concurred with the determination that the tree had a problem root system to begin with and the applicant is putting sidewalk on both sides of the property to make up for the removal of the tree.
- Mr. Tokarski said the tree is a 20 inch maple.
- Chairman Hunter said it would be a good idea for the Board members to take a look at the tree so they understand what it is.

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- Mr. Douglas said our next step would be to schedule a public hearing.
- Mr. Tokarski displayed the following picture of the tree/root system:



**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 12 Irving Place for proposed new one family residence with two (2) car garage on September 3, 2020.

|  |   |                              |                                  |                                 |  |
|--|---|------------------------------|----------------------------------|---------------------------------|--|
| <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 type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

**5. 555 Broadway – Request five (5) year extension of special permit for Hudson Hall**

Mr. Seth Mandelbaum/Attorney, Mr. Tom Simmonds/Mercy College Vice President of Operations and Facilities were present to represent the application.

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**Discussion:**

- Mr. Mandelbaum gave an overview of the proposed application and asked for the Board to schedule a public hearing at their next meeting.
- Mr. Simmonds gave the following presentation on the proposed application:

## Mercy College – Hudson Hall

Special Permit Renewal - 2020



New Residence Hall - DF Planning Board & BOT Review 2014

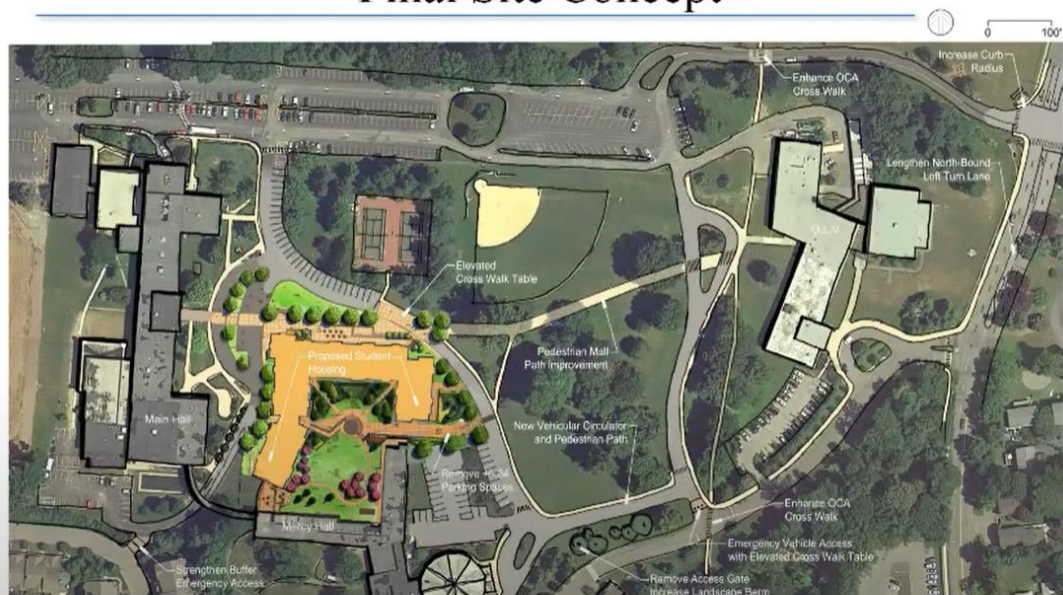




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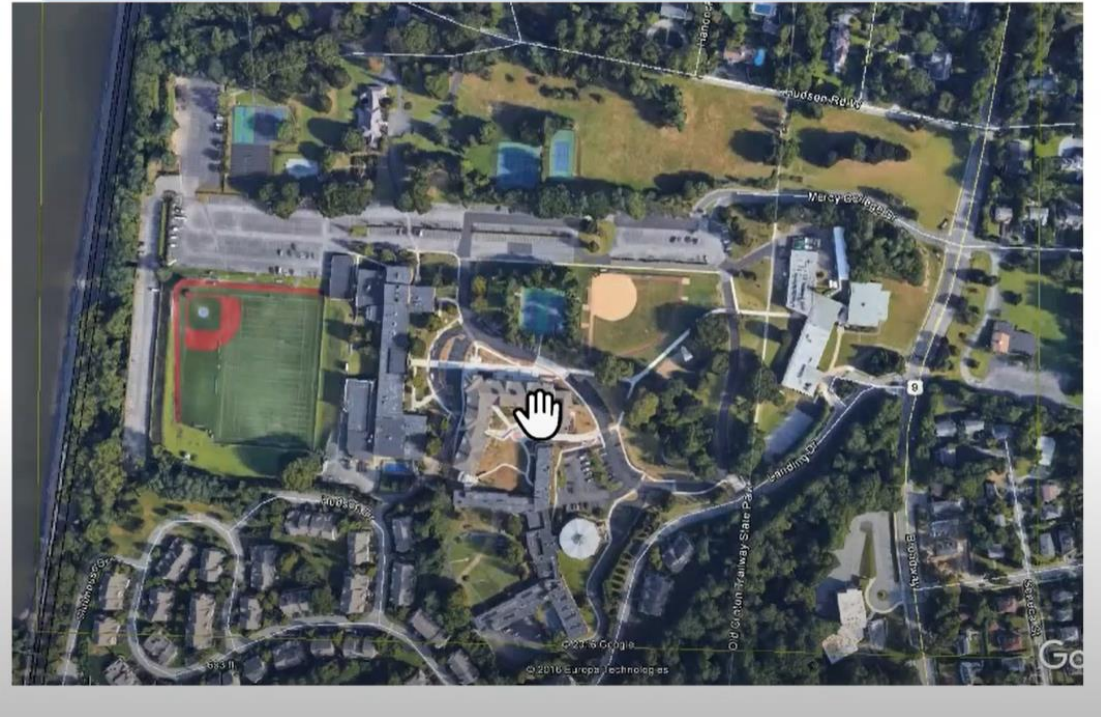


Final Site Concept



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## Site Image 2016



## Landscape & Site Lighting Plan





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**Residential Life**  
680 beds DF -15% of Population



**Community Outreach & Partnership**

• **Decreased Traffic and Parking**

***Developed Transportation Demand Management Plan (TDM)***

***Encouraged Alternative Transportation***

- ***Incentives: Carpooling, Offsite Park/Ride***
- ***Palisade St parking lot use (100-140 spaces) with shuttles services***

***Physical Environment and Policy Improvements***

- ***New gatehouse to monitor traffic and parking***
- ***Established short term visitor parking, monitor adjacent parking***
- ***Acquired Tarrytown Offices/Relocate services & central receiving functions***
- ***Renovate Main Hall café /commuter commons space (less trips to/from campus)***
- ***Residential Freshman cannot have vehicles, and limited residential student parking***
- ***Promote bike use and support such with storage and changing areas***
- ***Train path to Ardsley on Hudson station***

***Resources***

- ***Hired a Transportation Director, and implemented on-going communications***
- ***Use of SmartTraxx App for shuttle bus services***
- ***Part of our sustainability plan and carbon footprint reduction strategy***




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## Monitoring Items

- **Operational Enhancements**
  - Increased Security Staffing Levels and Coverage
  - Established 24/7 Operational Staff Coverage and noise monitoring protocols
  - Documented building fire and utility plans and establish command center
  - Continued community involvement and service engagement
  - Reinforced positive communication with municipal operational leaders; fire, police
  - Periodic meetings and open communication with the Landing HOA Leadership
  - Working with Dobbs Ferry on involvement with newly formed Quality of Life Task Force
  - Working with Dobbs Ferry's sustainability and transportation workgroups






### Main Entry Broadway Rt. 9 Enhancements

Awaiting Final NYDOT Approval

- Vehicular & Pedestrian Flow
- Add Turning Lane
- Collegiate Aesthetic
- Signature Identity



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**Questions or Comments**



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

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 555 Broadway to consider a request for a five (5) year extension of special permit for Hudson Hall on September 3, 2020.

|  |   |                              |                                  |                                 |  |
|--|---|------------------------------|----------------------------------|---------------------------------|--|
| <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            |
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| <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><br/>ALTERNATE MEMBER</b> | <input checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |



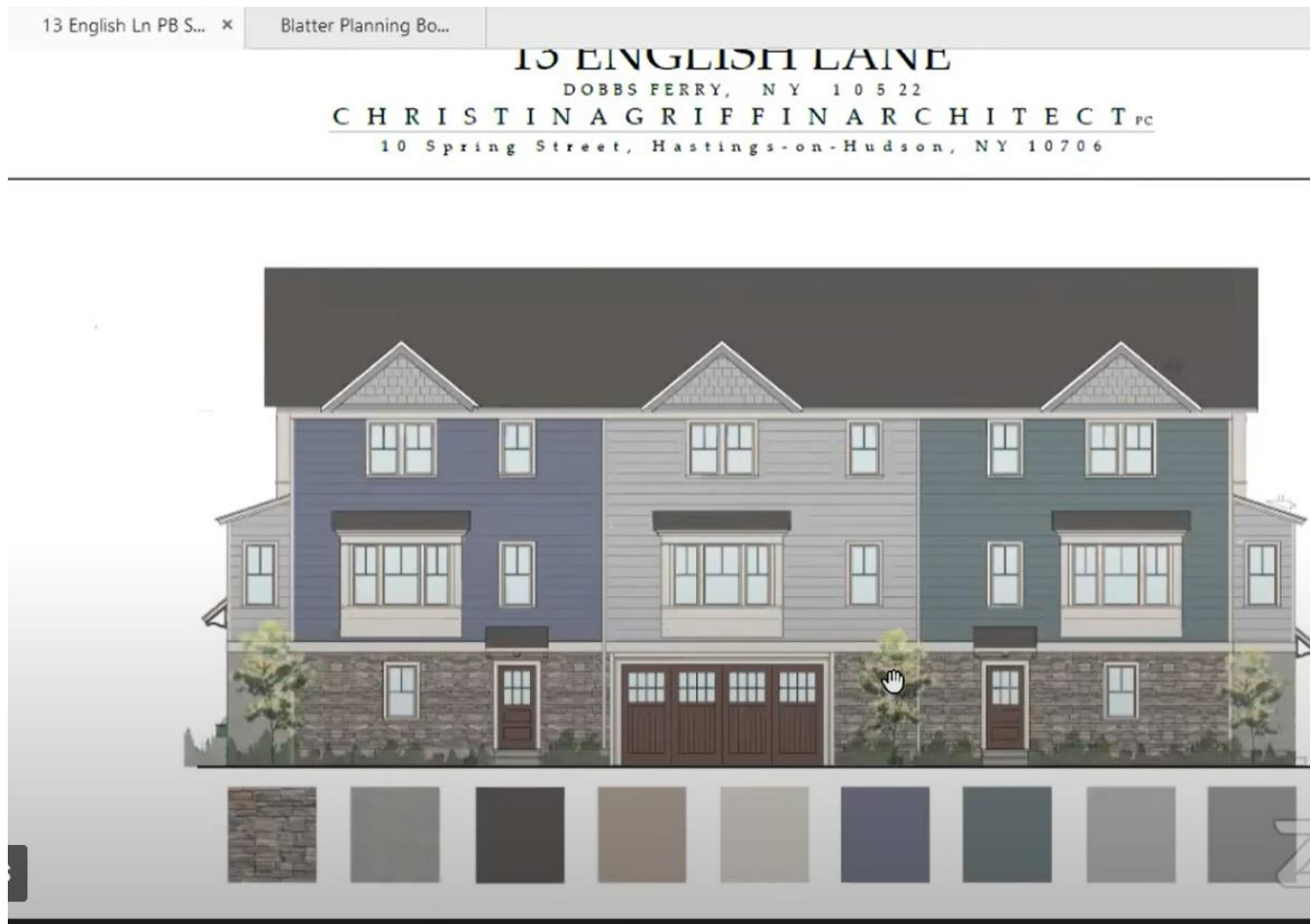
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**6. 13 English Lane – Board of Trustees referral for proposed new multi-family building, three (3) units**

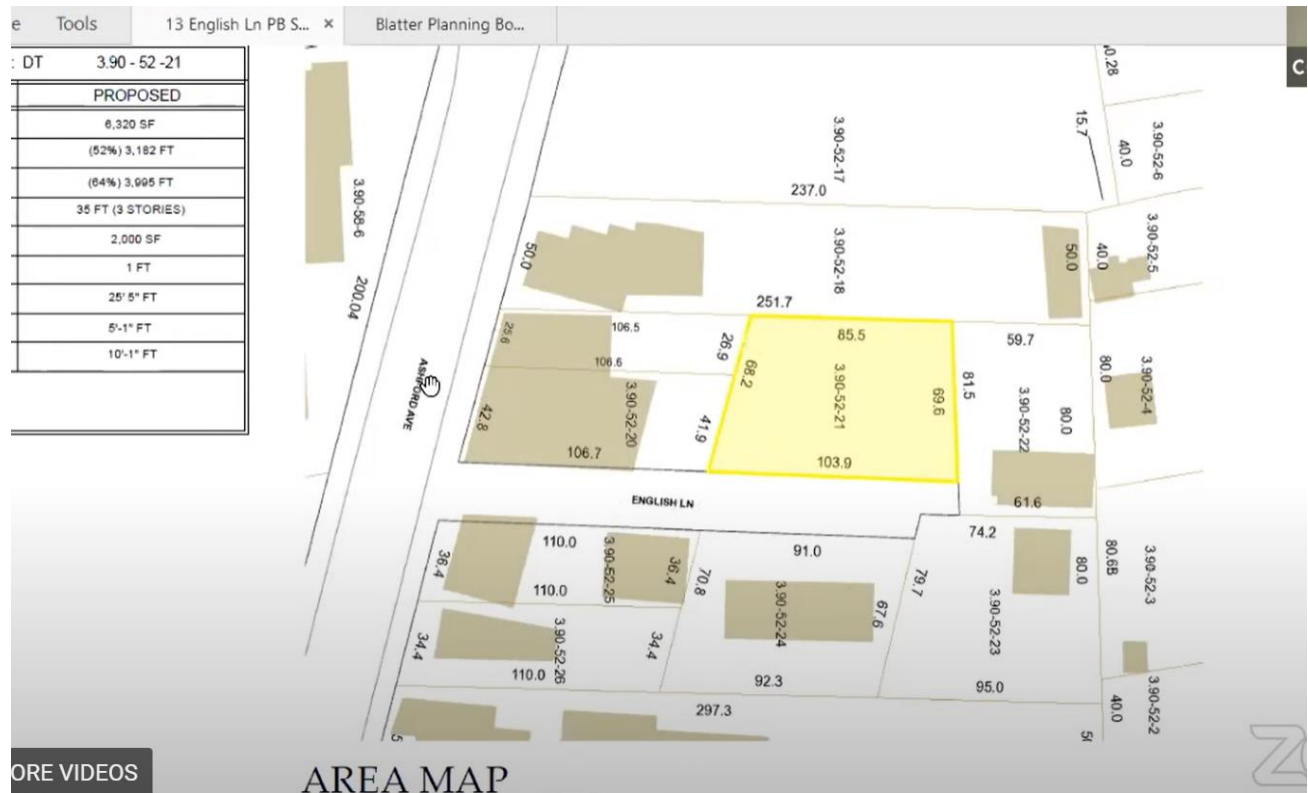
Ms. Christina Griffin/Architect and Mr. Andrew Cortese were present to represent the application.

**Discussion:**

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



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Tools 13 English Ln PB S... x Blatter Planning Bo... CGA Studio

**TABLE OF ZONING DATA**

ZONING DISTRICT: DT 3.90 - 52 - 21

|                           | REQUIRED            | EXISTING | PROPOSED          |
|---------------------------|---------------------|----------|-------------------|
| LOT AREA                  | N/A                 | 6,320 SF | 6,320 SF          |
| LOT COVERAGE - BUILDING   | MAX 60%             | N/A      | (52%) 3,182 FT    |
| LOT COVERAGE - IMPERVIOUS | MAX 80 %            | N/A      | (64%) 3,995 FT    |
| BUILDING HEIGHT           | 35 FT (3 STORIES) * | N/A      | 35 FT (3 STORIES) |
| MIN. UNIT SIZE            | 600 SF              | N/A      | 2,000 SF          |
| FRONT YARD SETBACK        | 0 FT                | N/A      | 1 FT              |
| REAR YARD SETBACK         | 25 FT               | N/A      | 25' 5" FT         |
| SIDE YARD SETBACK         | 5 FT                | N/A      | 5'-1" FT          |
| BOTH SIDE YARD SETBACK    | 10 FT               | N/A      | 10'-1" FT         |

\* MAY BE INCREASED TO 4 STORIES AND 40 FT AT THE DISCRETION OF THE BOT.

**DATES**

|                |          |
|----------------|----------|
| BAR SUBMISSION | 05-13-20 |
|----------------|----------|

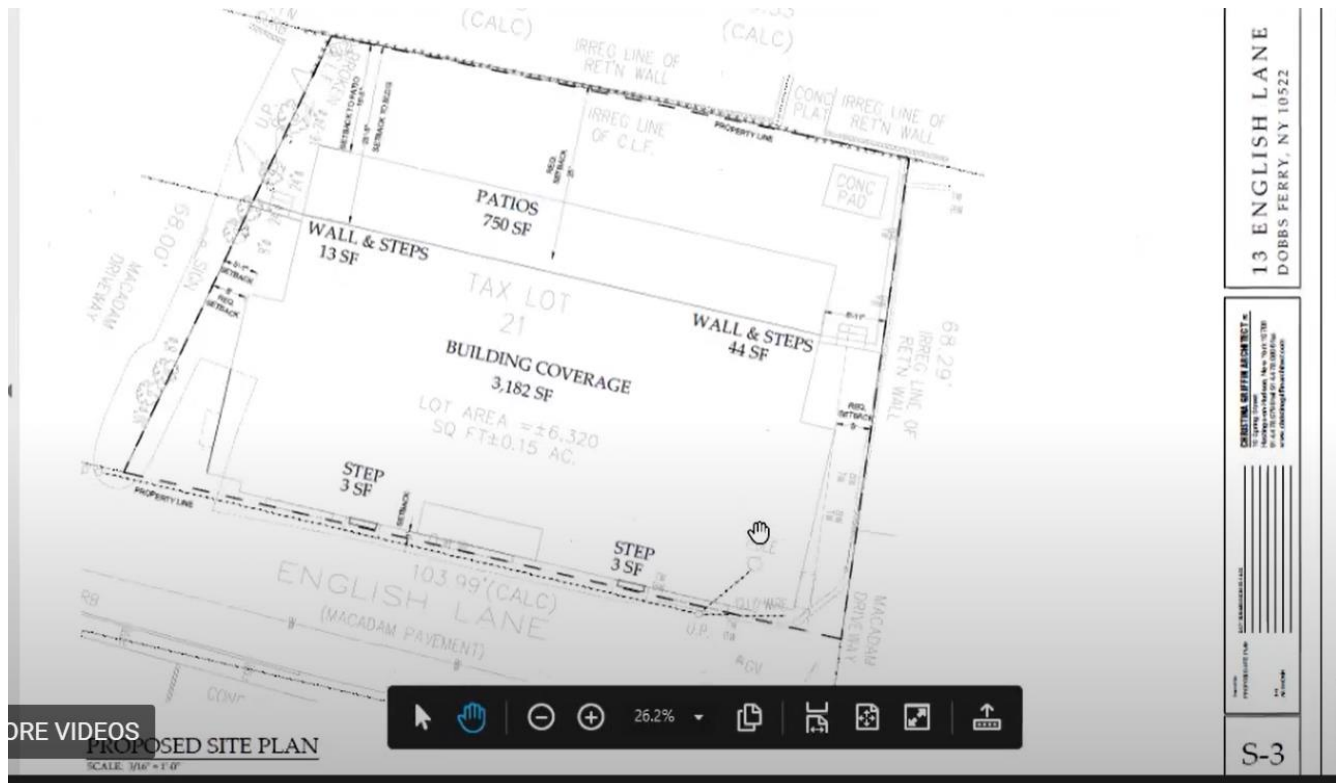
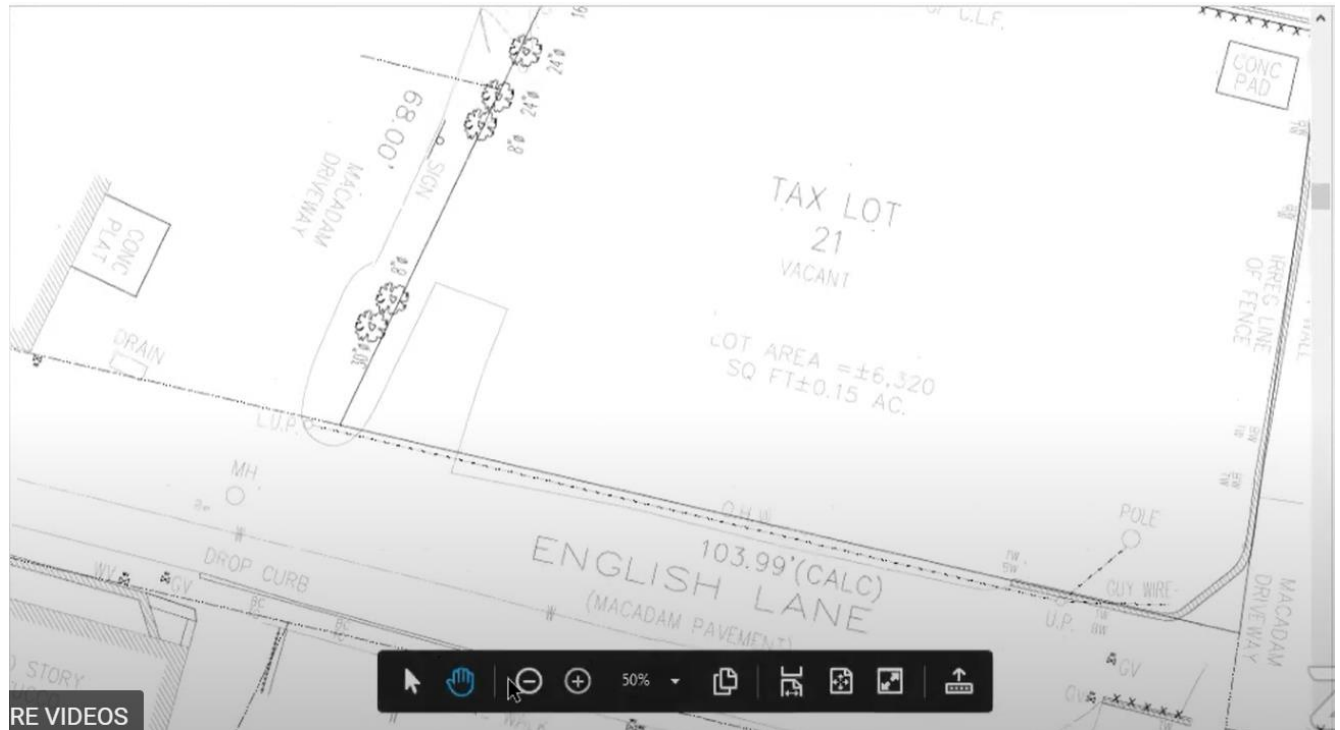
**LIST OF DRAWINGS**

|             |   |
|-------------|---|
| TITLE SHEET | COLOR SCHEME, LIST OF DRAWINGS, DATES     |
| D-1         | ZONING DATA, AREA MAP, PHOTOS OF EXISTING |
| D-2         | SURVEY OF EXISTING CONDITIONS             |
| D-3         | PROPOSED SITE PLAN                        |
| A-1         | GROUND FLOOR PLAN                         |
| A-2         | FIRST FLOOR PLAN                          |
| A-3         | SECOND FLOOR PLAN                         |
| A-4         | FRONT ELEVATION                           |
| A-5         | REAR ELEVATION                            |
| A-6         | SIDE ELEVATIONS                           |
| A-7         | STREETSCAPE                               |

AREA MAP

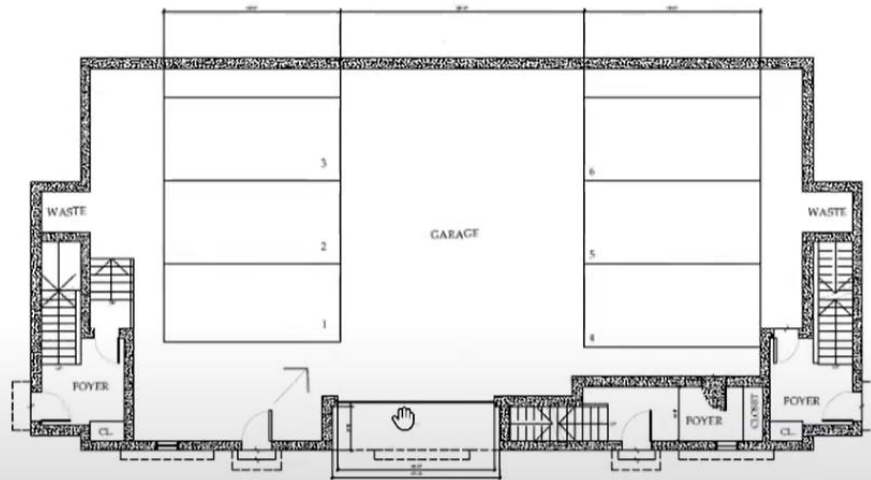


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**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

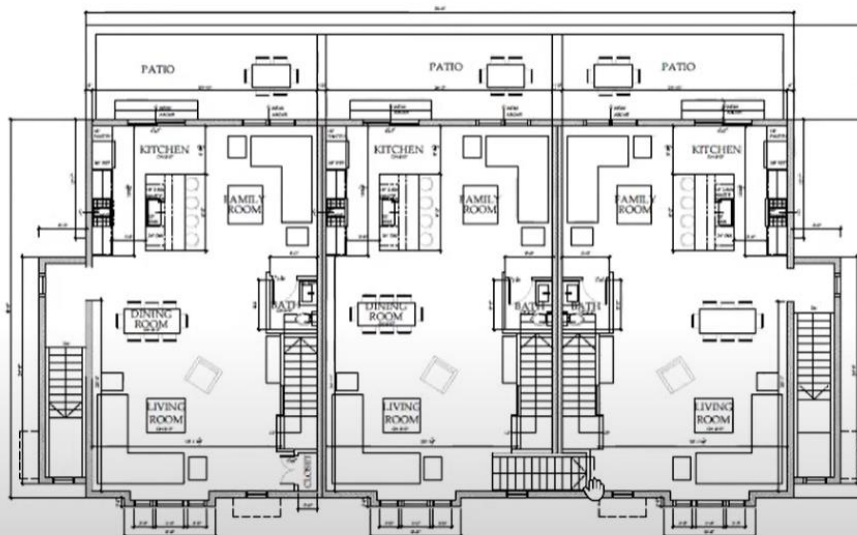
13 ENGLISH LANE  
DOBBS FERRY, NY 10522

CHRISTINA OFFICE ARCHITECT, LLC  
11100 ROUTE 92  
DOVER, NEW YORK 12520  
www.christinaoffice.com

1/1/2020

1/1/2020

A-1



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

13 ENGLISH LANE  
DOBBS FERRY, NY 10522

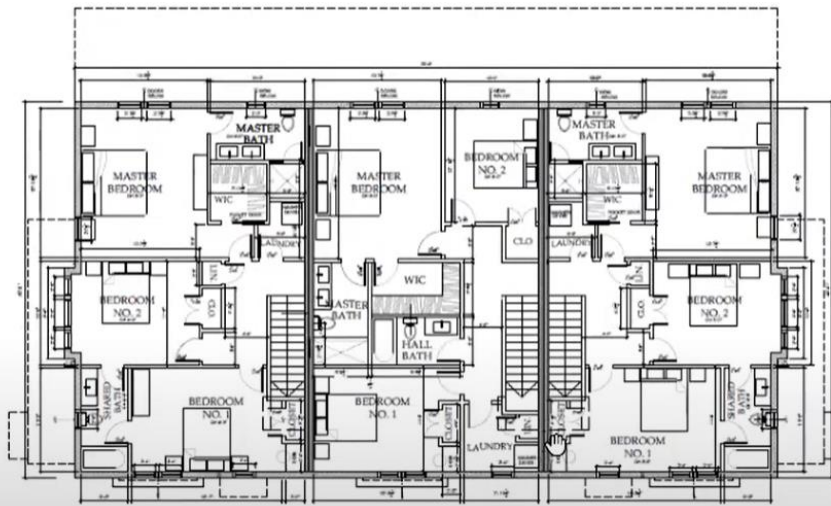
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1/1/2020

A-2

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**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

RE VIDEOS



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Fax: 212-697-1101  
www.christinaoffice.com

A-3



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

VIDEOS

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A-4

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- A discussion was held and Ms. Griffin.
- Mr. Manley said the application is totally compliant so it makes sense to set the public hearing and discuss the engineering.

**Action:**

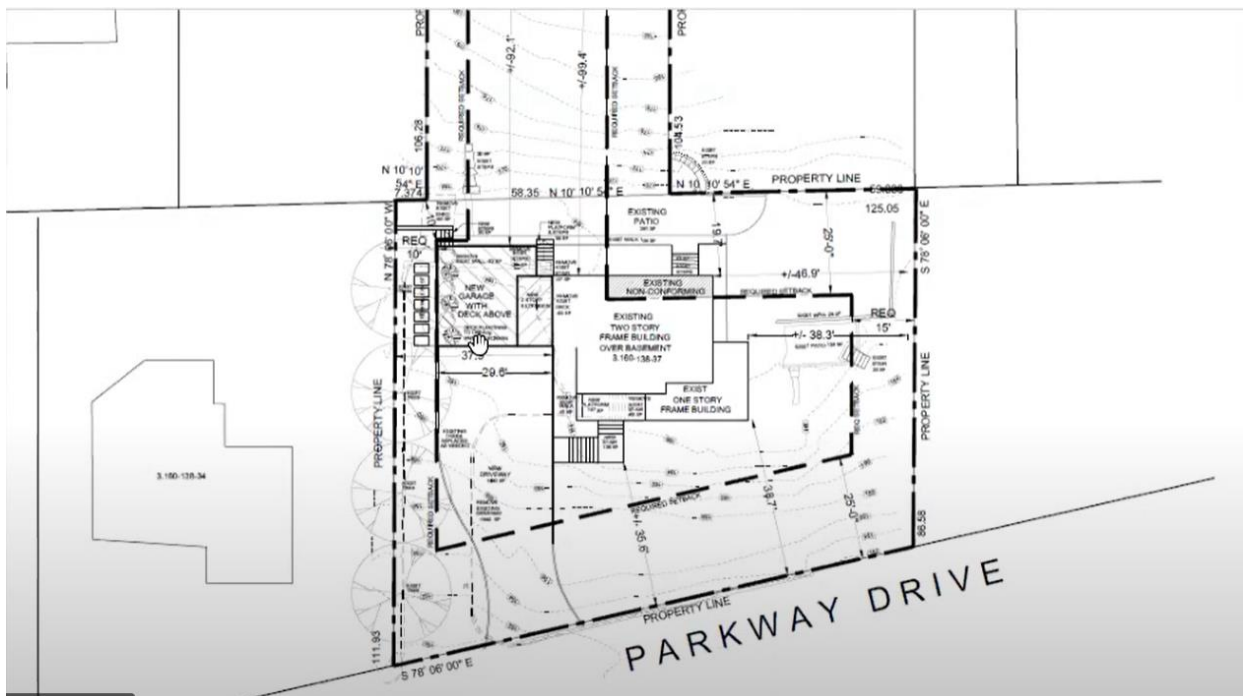
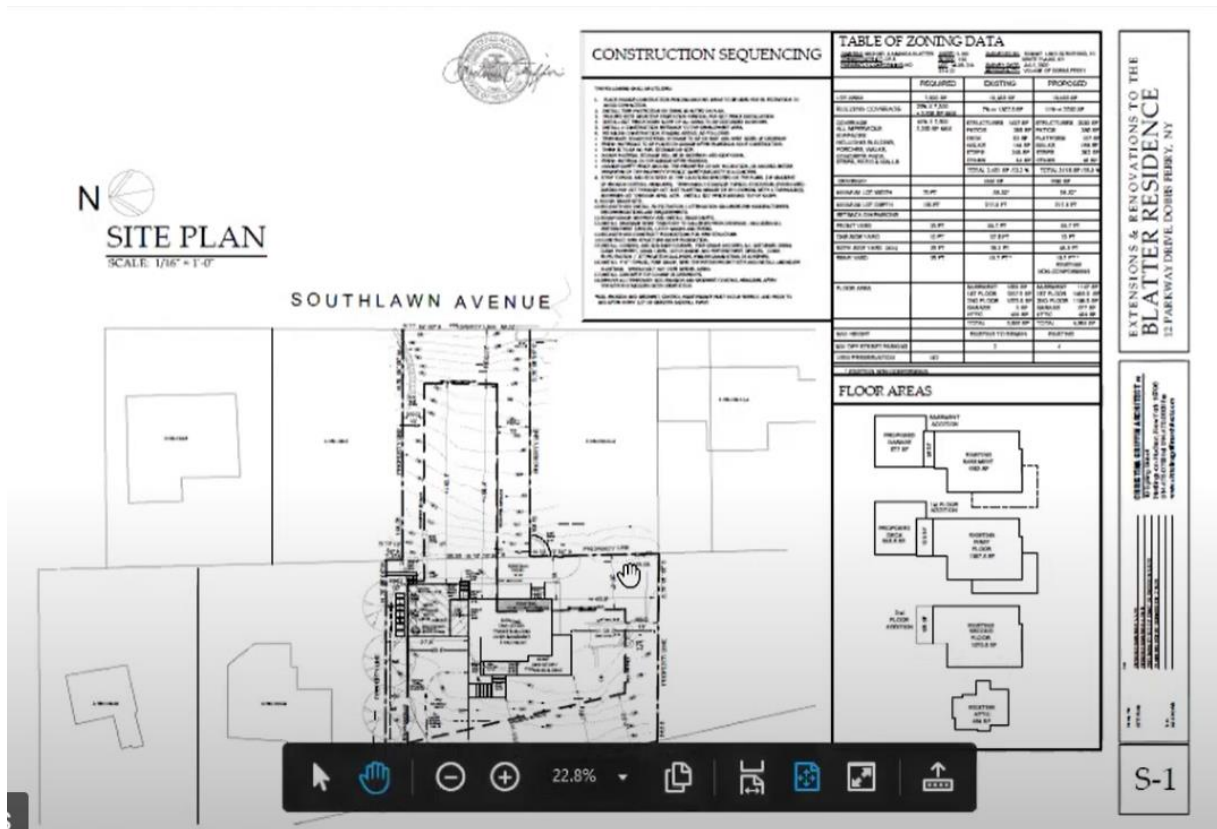
Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 13 English Lane – Board of Trustees referral for proposed new multi-family building, three (3) units on September 3, 2020.

|  |   |                              |                                  |                                 |  |
|--|---|------------------------------|----------------------------------|---------------------------------|--|
| <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 type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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 checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>                                       | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

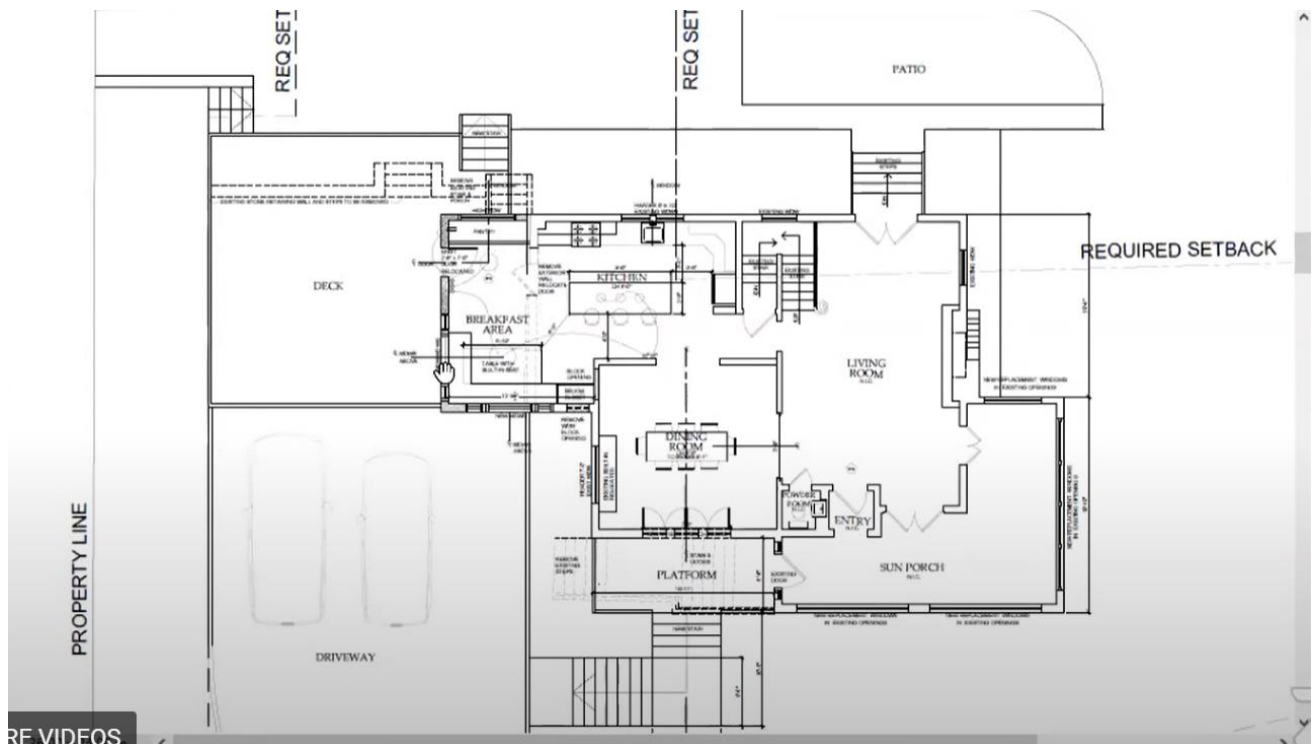
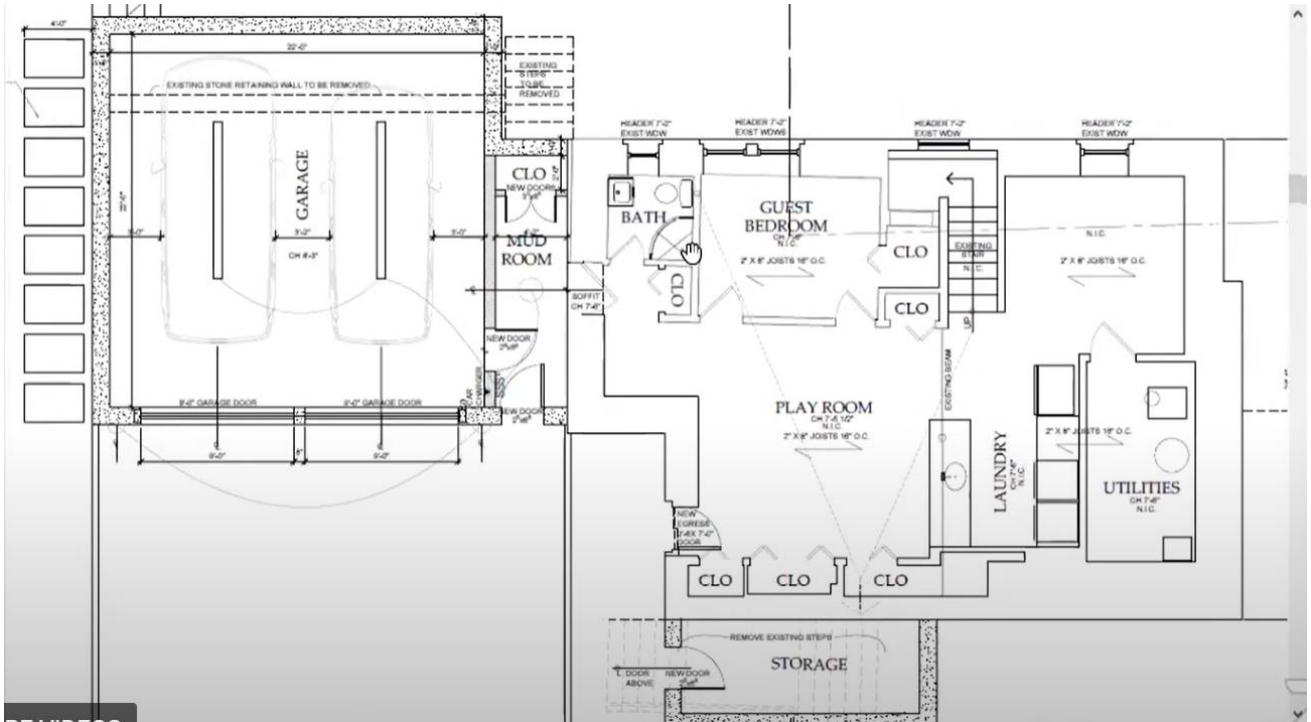


[illegible]

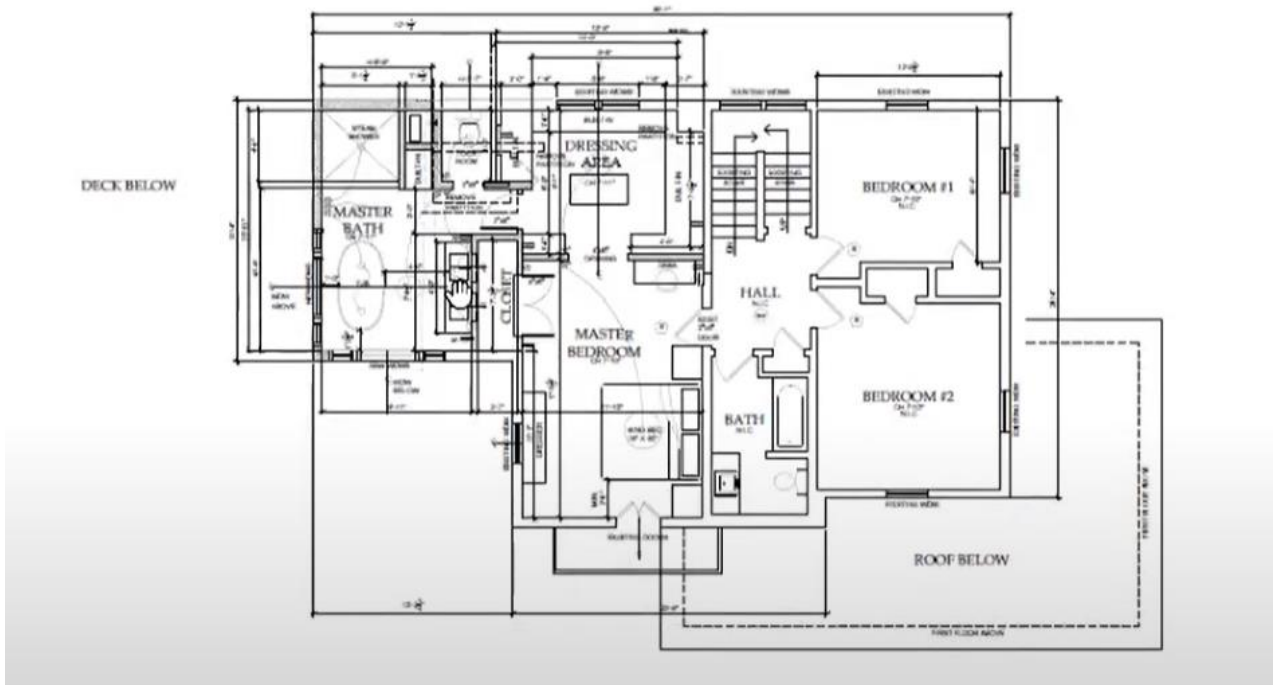
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- A discussion was held and Ms. Griffin addressed questions from the Board.

**Action:**

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 12 Parkway Drive for site plan review for proposed new two (2) car garage with deck above & new two (2) story extension on September 3, 2020.

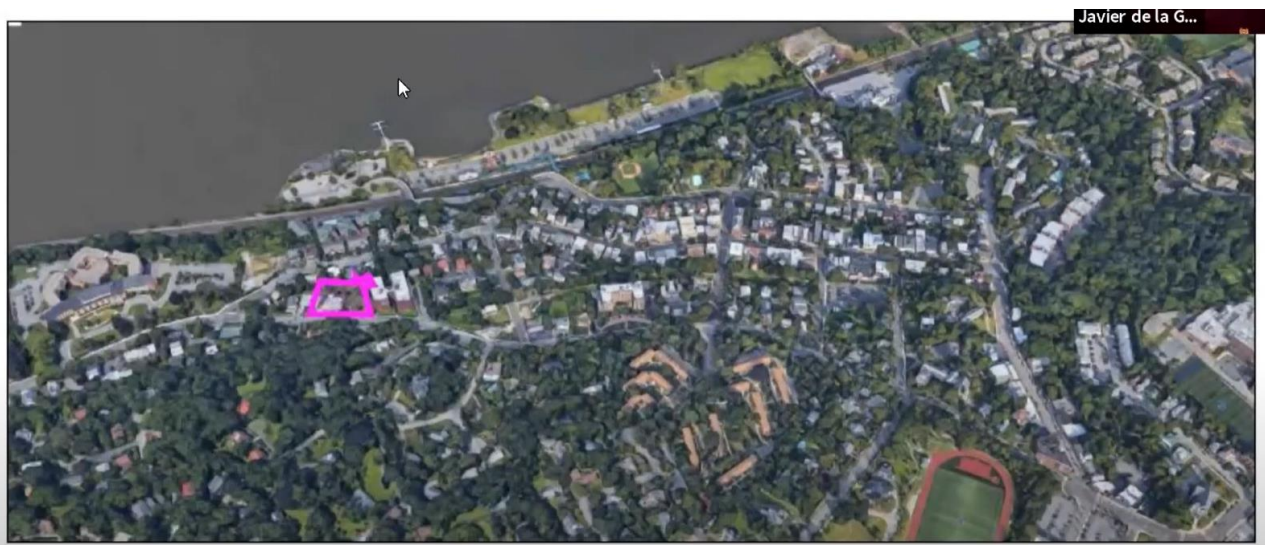
|  |   |                                    |  |                                       |  |
|--|---|------------------------------------|--|---------------------------------------|--|
| <b>CHAIRMAN HUNTER</b>                                   | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> 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 type="checkbox"/> ABSTAIN       | <input type="checkbox"/> RECUSE       | <input checked="" 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><br/>ALTERNATE MEMBER</b> | <input checked="" 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="1"/> ABSENT/EXCUSED      |
| <b>RESULT:</b>   | <b>MOTION: PASSES</b>                   |                                    |  |                                       |  |

**8. 189 Broadway – Continuation of pre-submission conference for proposed minor subdivision & cluster development**

Mr. Javier De La Garza/Architect was present to represent the application.

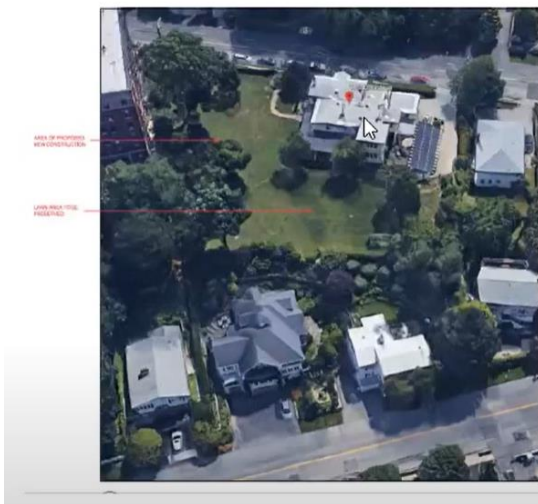
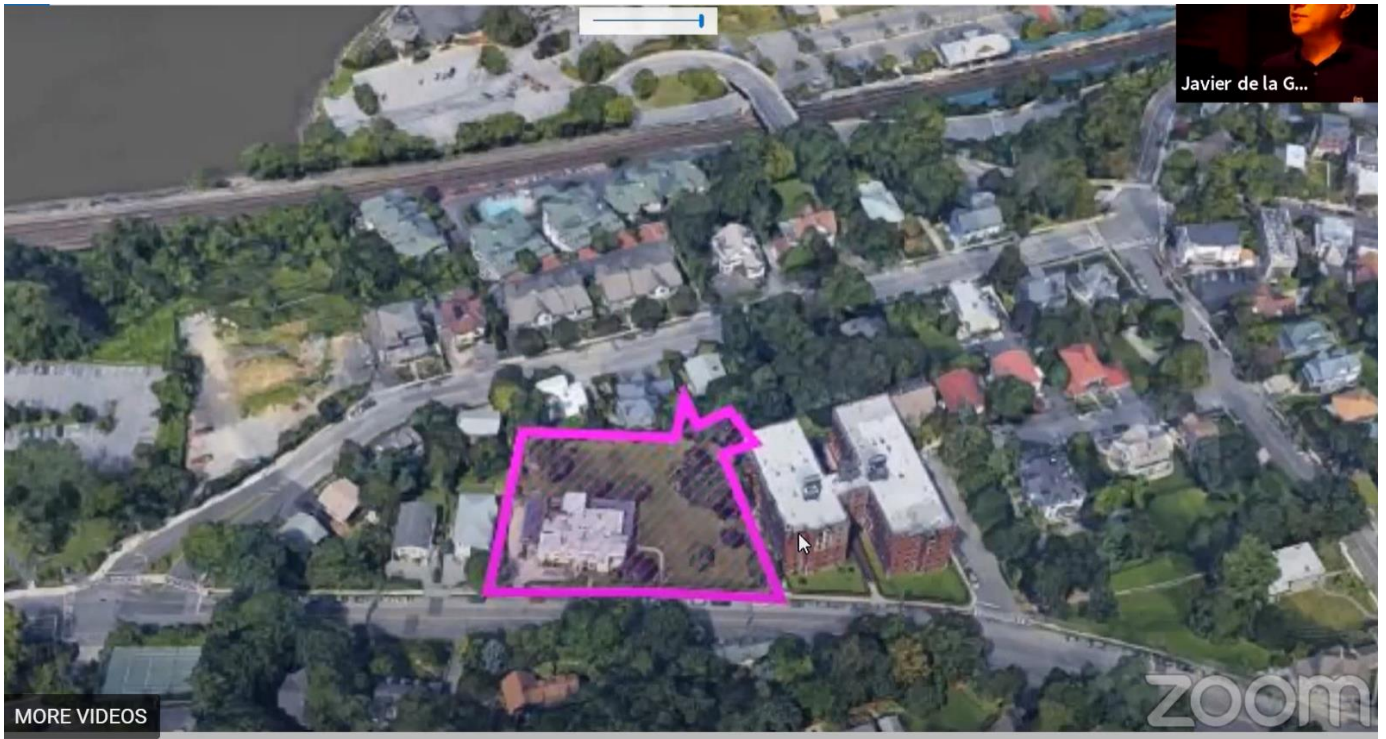
**Discussion:**

- Mr. De La Garza discussed the proposed application and displayed the following slides:





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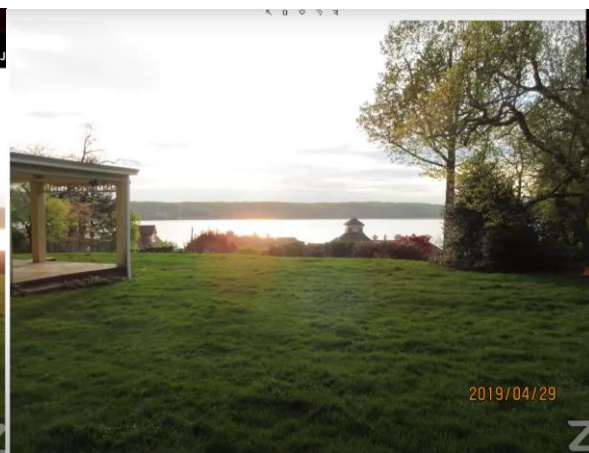




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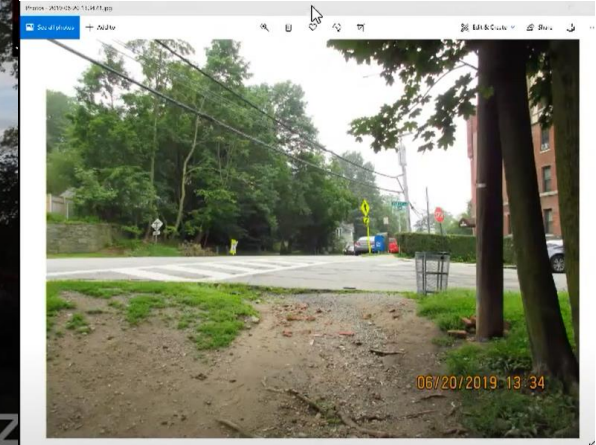


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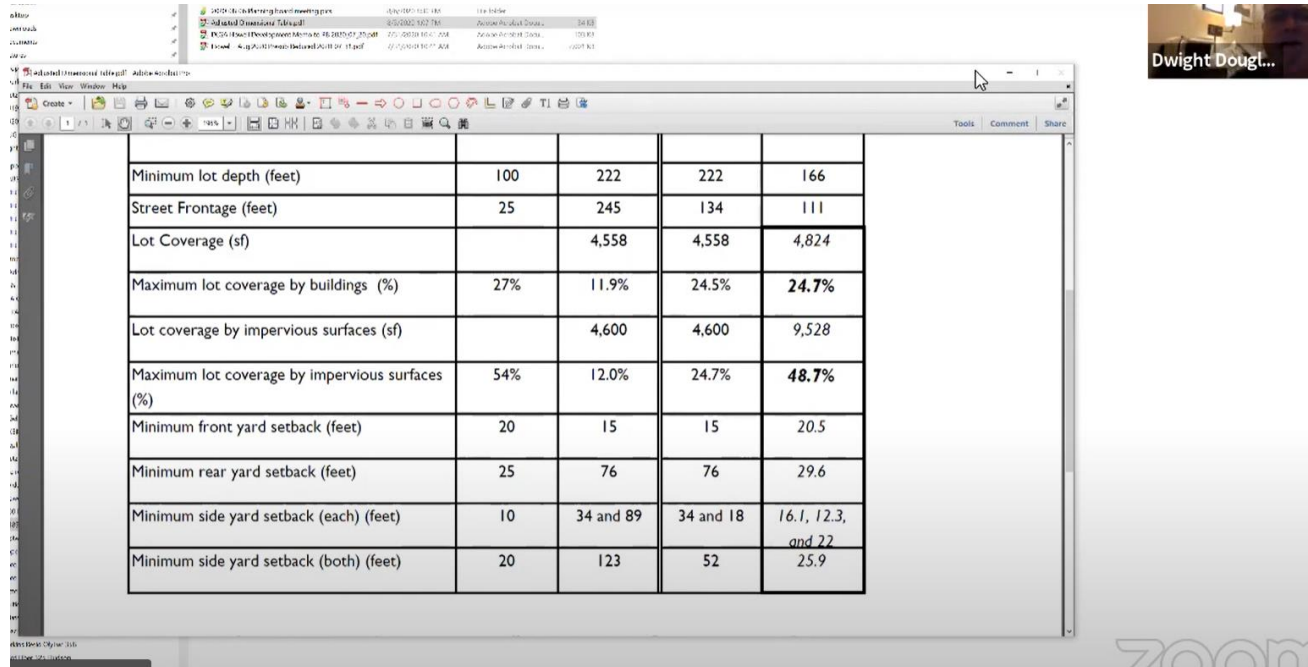
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The screenshot shows a Zoom window with a table of zoning requirements. The table has 5 columns and 10 rows. The first column lists the requirements, and the other four columns show numerical values. The values in the last column are highlighted in red.

|   |     |           |           |                    |
|---|-----|-----------|-----------|--------------------|
| Minimum lot depth (feet)                        | 100 | 222       | 222       | 166                |
| Street Frontage (feet)                          | 25  | 245       | 134       | 111                |
| Lot Coverage (sf)                               |     | 4,558     | 4,558     | 4,824              |
| Maximum lot coverage by buildings (%)           | 27% | 11.9%     | 24.5%     | 24.7%              |
| Lot coverage by impervious surfaces (sf)        |     | 4,600     | 4,600     | 9,528              |
| Maximum lot coverage by impervious surfaces (%) | 54% | 12.0%     | 24.7%     | 48.7%              |
| Minimum front yard setback (feet)               | 20  | 15        | 15        | 20.5               |
| Minimum rear yard setback (feet)                | 25  | 76        | 76        | 29.6               |
| Minimum side yard setback (each) (feet)         | 10  | 34 and 89 | 34 and 18 | 16.1, 12.3, and 22 |
| Minimum side yard setback (both) (feet)         | 20  | 123       | 52        | 25.9               |

- A discussion was held and Mr. De La Garza addressed questions from the Board.

**Action:**

Motion by Mr. Brosnahan, seconded by Chairman Hunter to continue the pre-submission conference for the application of 189 Broadway for proposed minor subdivision & cluster development on September 3, 2020.

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

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**9. MDR-2 Zone – Continuation of discussion on possible Zoning Code changes**

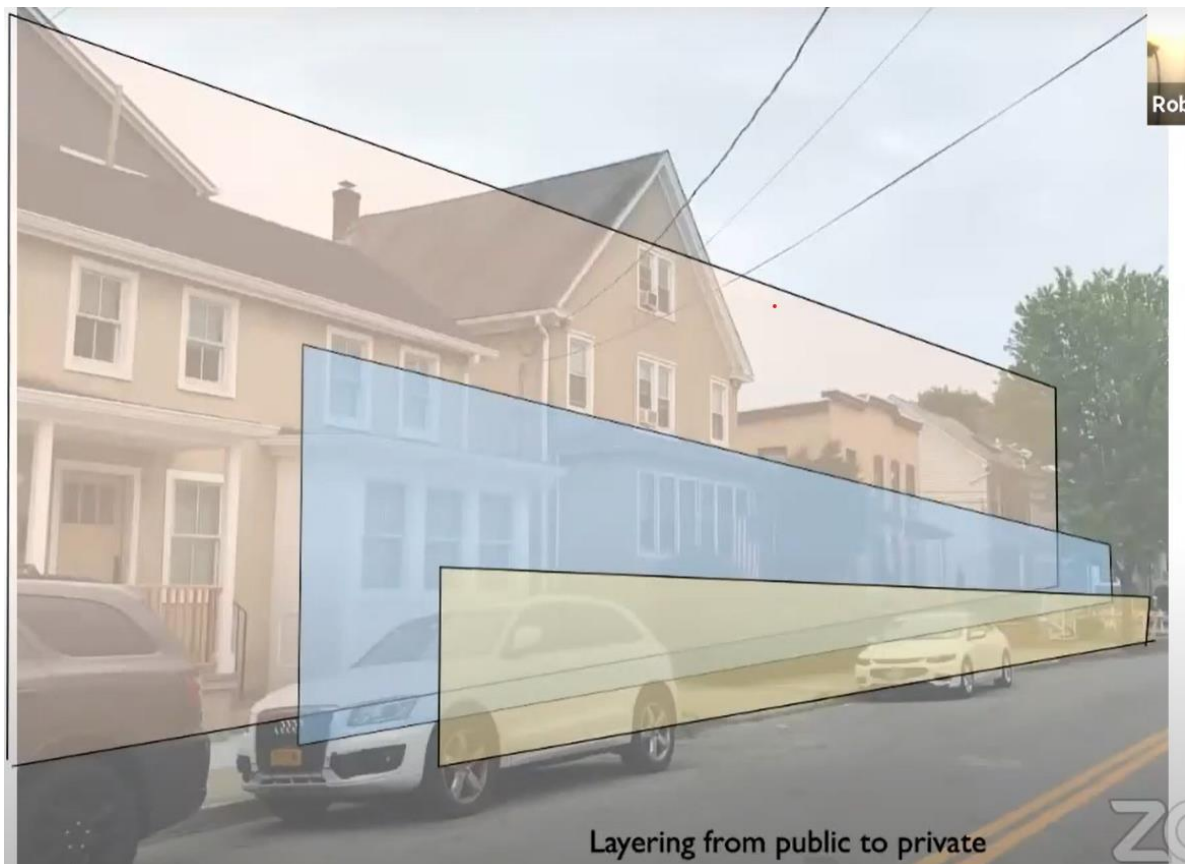
**Discussion:**

- Mr. Lane said this is joint effort between himself, Mr. Brosnahan and Mr. Rosenkranz. Mr. Lane noted that Mr. Manley was very helpful in helping them pull this together.
- Mr. Lane gave the following presentation on Character Guidelines for Palisades Street:

**5 Elements of Street Character**

**1. Public/private transition zone**

2. Building frontage scale
3. Façade composition: Horizontal expression lines
4. Façade composition: Punched window openings
5. Massing and coverage



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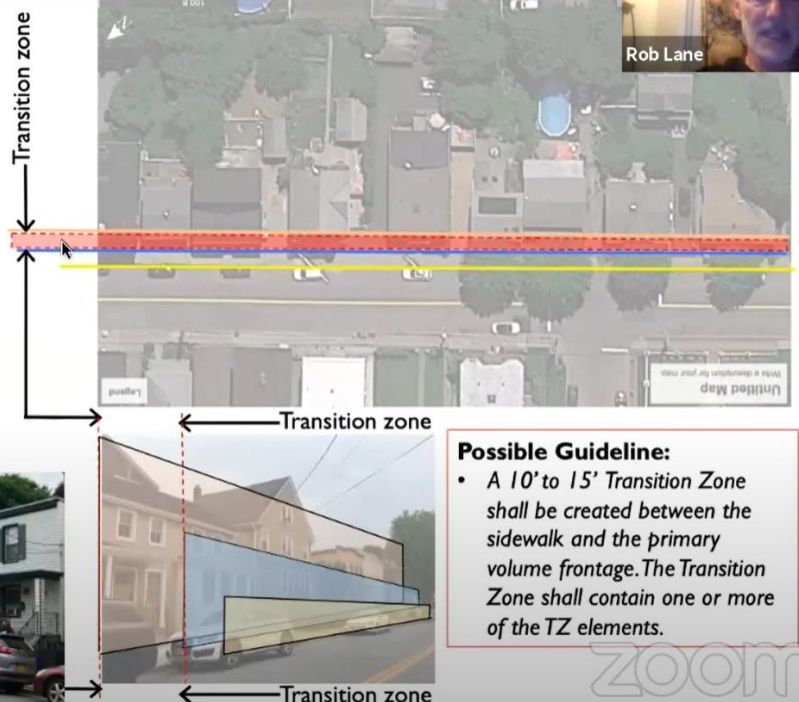


**Semi-private Transition Zone elements**

- Front porches – enclosed
- Front porches – open
- Stoops
- Landscape buffers
- Bay windows
- Other???



RE VIDEOS





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## 5 Elements of Street Character

1. Public/private transition zone
- 2. Frontage scale**
3. Façade composition: Horizontal expression lines
4. Façade composition: Punched window openings
5. Massing and coverage



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| Key Number | address | parcel # | lot width | frontage | ratio |
|------------|---------|----------|-----------|----------|-------|
| 1          |         |          | 58'       | 26'      | 45%   |
| 2          |         |          | 75'       | 39'      | 52%   |
| 3          |         |          | 45'       | 34'      | 75%   |
| 4          |         |          |           | 21'      |       |
| 5          |         |          | 50'       | 46'      | 90%   |
| 6          |         |          | 48'       | 40'      | 85%   |
| 7          |         |          | 42'       | 26'      | 62%   |
| 8          |         |          | 42'       | 29'      | 70%   |
| 9          |         |          | 45'       | 39'      | 87%   |
| 10         |         |          | 23'       | 25'      | 87%   |
| 11         |         |          | 58'       | 37'      | 64%   |
| 12         |         |          | 40'       | 32'      | 80%   |
| 13         |         |          | 38'       | 33'      | 87%   |
| 14         |         |          | 42'       | 27'      | 64%   |
| 15         |         |          | 42'       | 30'      | 71%   |
| 16         |         |          | 58'       | 34'      | 59%   |
| 17         |         |          | 42'       | 39'      | 93%   |
| 18         |         |          | 80'       | 35'      | 45%   |
| 19         |         |          | 105'      | 40'      | 38%   |
| 20         |         |          | 85'       | 76'      | 89%   |

Rob Lane

**Building Frontages**

**Ranges**

12 buildings      25' to 35'

6 buildings      35' to 40'

**Smallest frontage:** 21'

**Largest frontage:** 40'

**Average Frontage:** 33'

**Possible Guideline:**

- The Primary Volume of the building shall be a maximum of 40' wide

RE VIDEOS

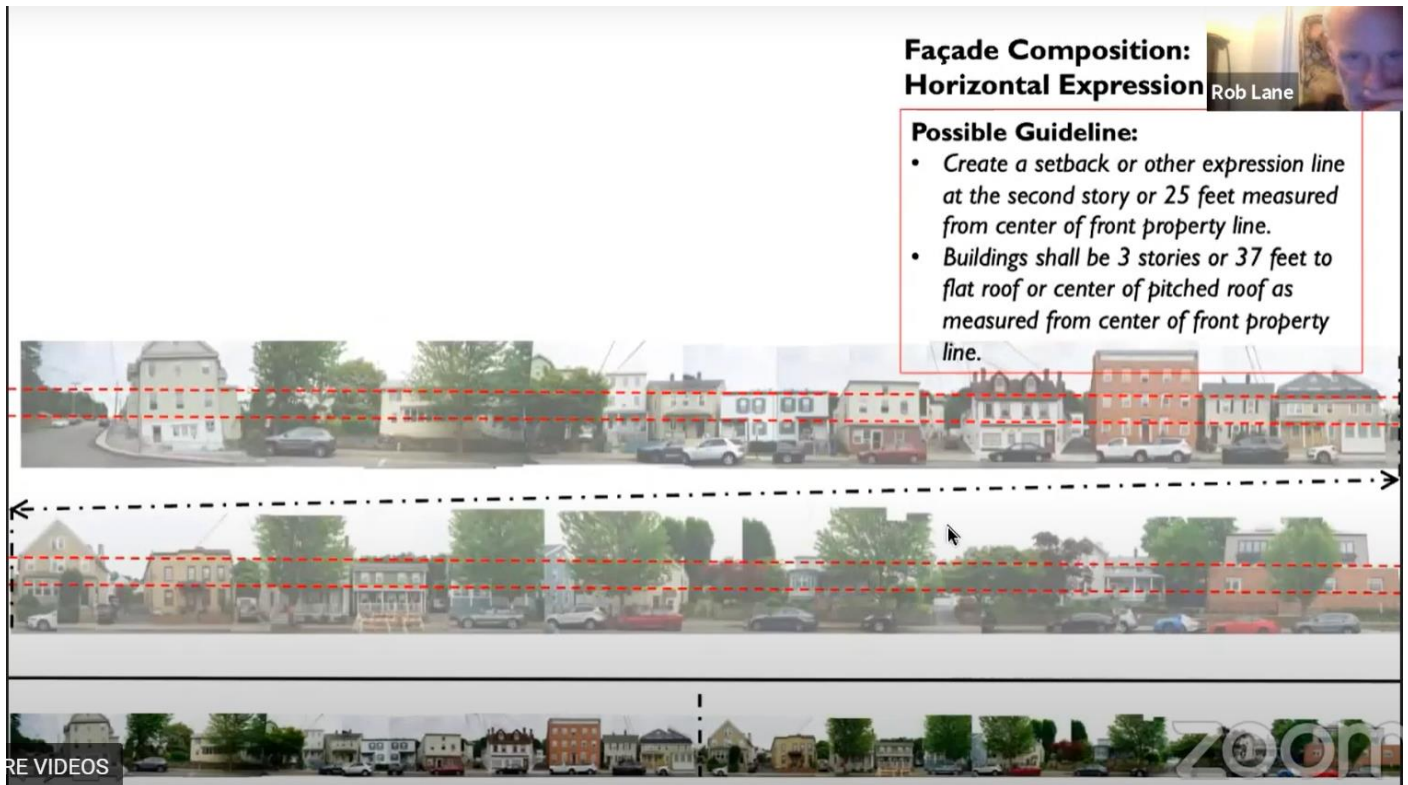
zoom

## 5 Elements of Street Character

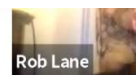
Rob Lane

1. Public/private transition zone
2. Frontage scale
- 3. Façade composition: Horizontal expression lines**
4. Façade composition: Punched window openings
5. Massing and coverage

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## **5 Elements of Street Character**



1. Public/private transition zone
2. Frontage scale
3. Façade composition: Horizontal expression lines
- 4. Façade composition: Punched window openings**
5. Massing and coverage

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**Façade Composition and Fenestration**

Rob Lane

**Possible Guideline:**

- Window openings shall be “punched openings” of a scale similar to the other buildings on Palisades Ave.
- In general, the total area of window openings shall not exceed 50% of the total wall area of the Primary Volume.

## 5 Elements of Street Character

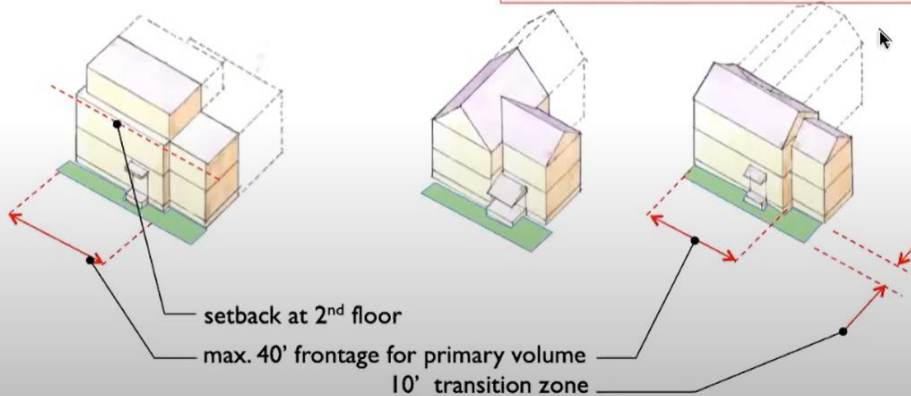
1. Public/private transition zone
2. Frontage scale
3. Façade composition: Horizontal expression lines
4. Façade composition: Punched window openings
- 5. Massing and coverage**



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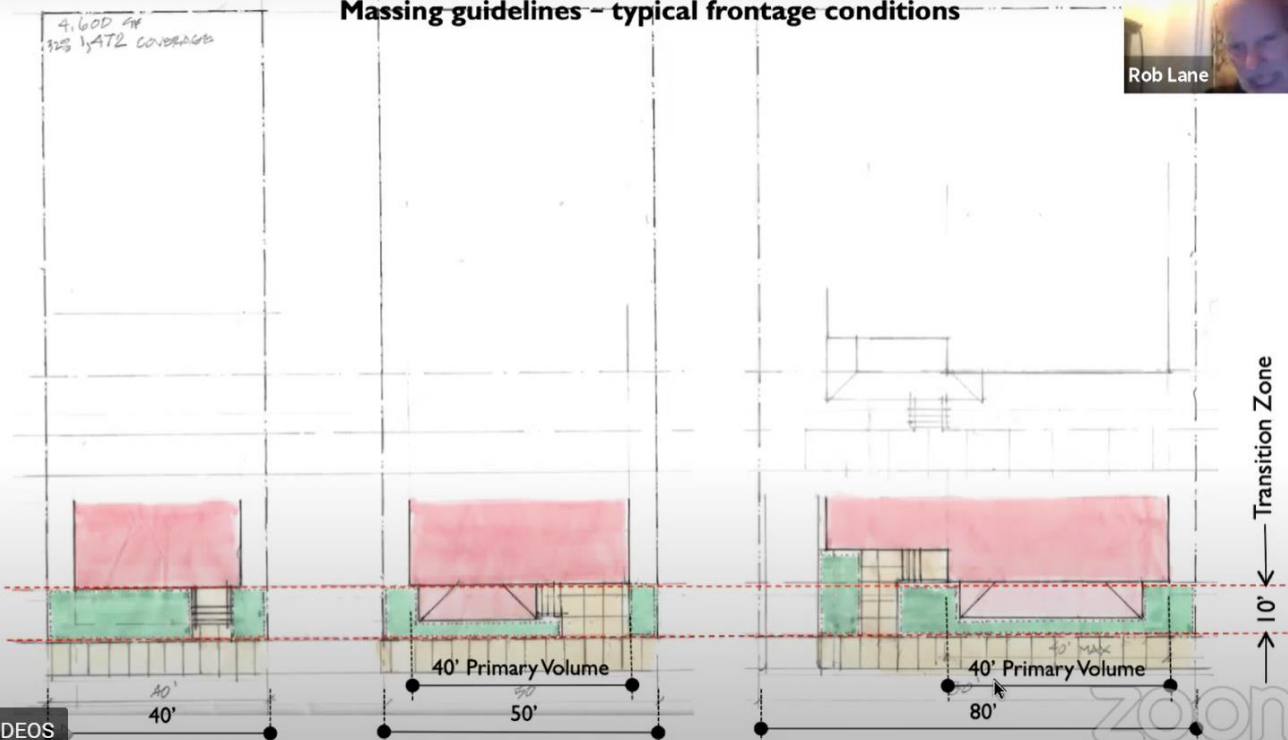
**Massing guidelines**

- There shall be a clearly articulated Primary Volume. Secondary massing shall be secondary in scale.
- Maximum frontage for the Primary Volume shall be 40'.
- A setback shall be created at the 2<sup>nd</sup> floor or 25' as measured from center of front property line.
- Buildings shall be 3 stories or 37 feet to flat roof or center of pitched roof as measured from center of front property line.
- Smaller massing elements at the first floor level shall help articulate the transition from the sidewalk to the Primary Volume.
- Coverage: 40% with .82 sliding scale

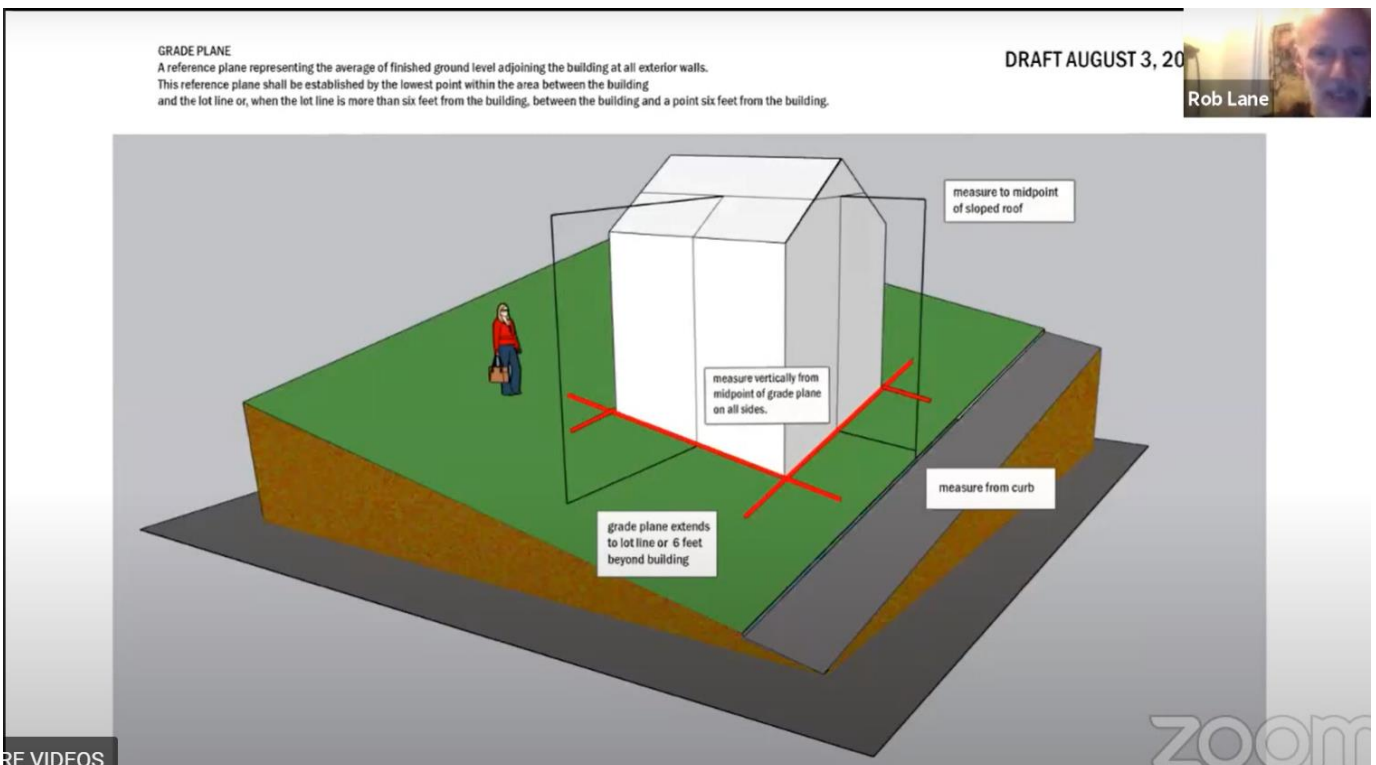
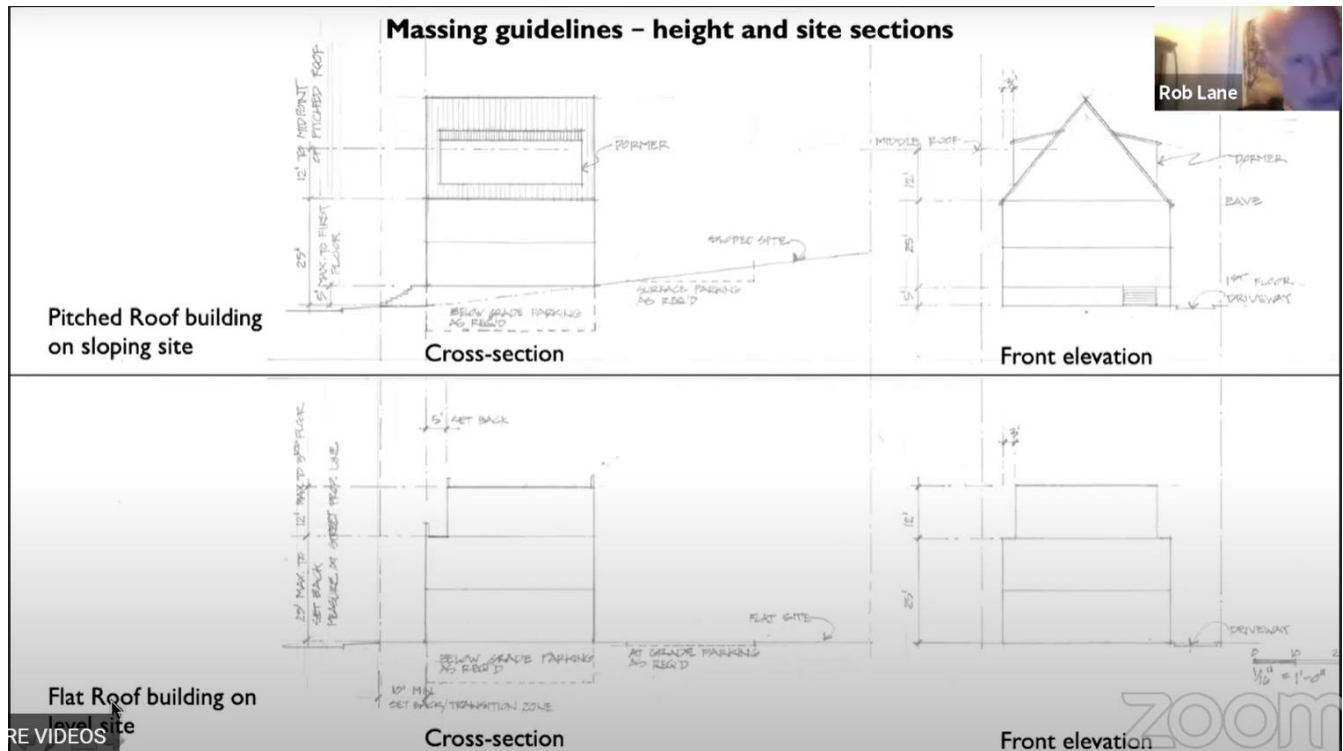


RE VIDEOS

**Massing guidelines – typical frontage conditions**



RE VIDEOS



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- Mr. Lane asked Mr. Rosenkranz, Mr. Brosnahan and Mr. Manley to provide any comments they had about the presentation.
- Mr. Brosnahan asked Mr. Manley to discuss the sliding scale.
- Mr. Manley discussed the sliding scale.
- Mr. Rosenkranz thanked Mr. Lane, Mr. Brosnahan and Mr. Manley for their work on this and for the presentation. Mr. Rosenkranz commented on the presentation and noted that there will be issues with parking.

Chairman Hunter said the agenda was set so the applicant could now speak.

**10. 156 Palisade Street – Continuation of pre-submission conference for site plan review for proposed new proposed new multi-family building with basement garage**

Mr. Paddy Steinschneider/Gotham Design was present to represent the application.

**Discussion:**

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

# 156 PALISADE STREET

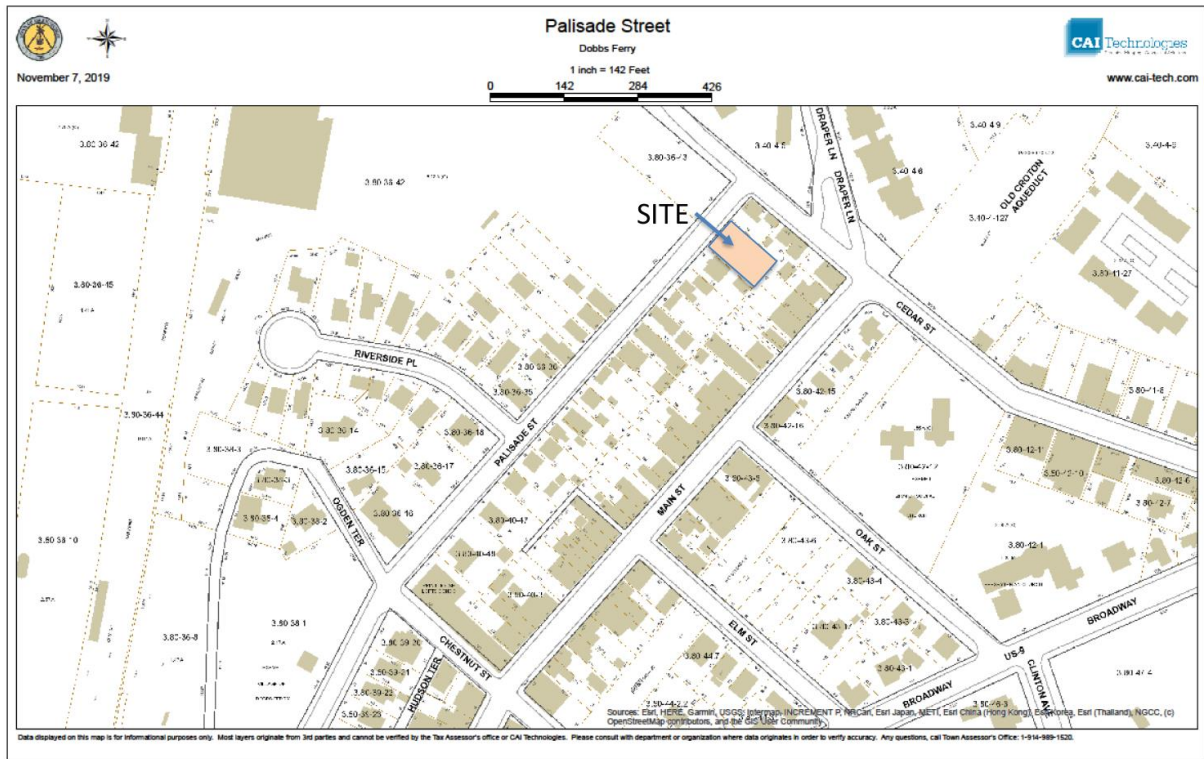
## Planning Board



August 6, 2020



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Presented at August 6 2020 Planning Board



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

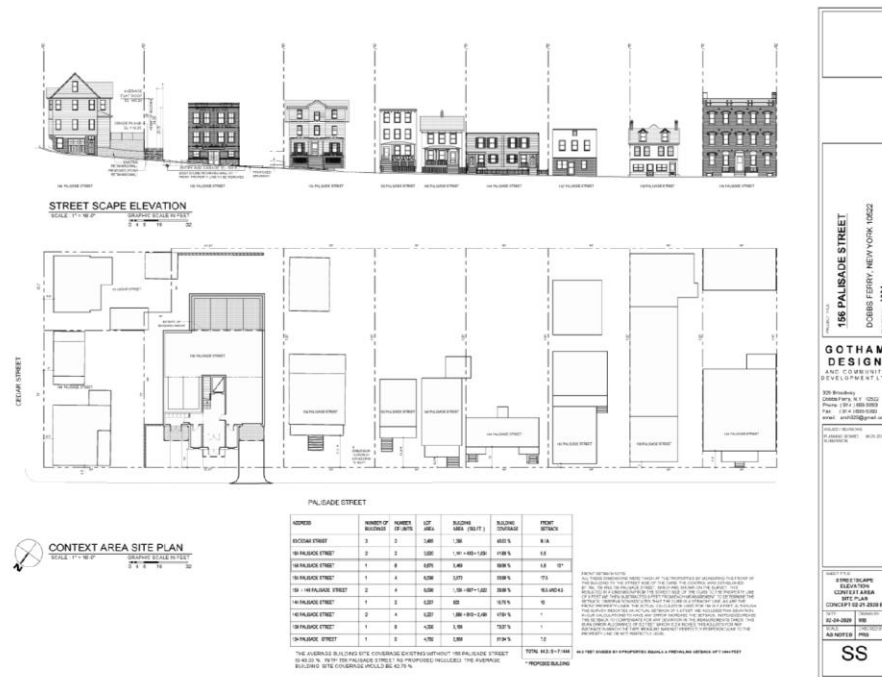


Presented at August 6 2020 Planning Board



Presented at August 6 2020 Planning Board

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



## Presented at August 6 2020 Planning Board

| ADDRESS                   | NUMBER OF BUILDINGS | NUMBER OF UNITS | LOT AREA | BUILDING AREA (SQ. FT.) | BUILDING COVERAGE | FRONT SETBACK |
|---------------------------|---------------------|-----------------|----------|-------------------------|-------------------|---------------|
| 83 CEDAR STREET           | 3                   | 2               | 3,485    | 1,395                   | 40.03 %           | N/A           |
| 164 PALISADE STREET       | 2                   | 2               | 3,920    | 1,141 + 493 = 1,634     | 41.68 %           | 0.5           |
| 156 PALISADE STREET       | 1                   | 8               | 8,675    | 4,679                   | 53.94 %           | 5.8 10'       |
| 154 PALISADE STREET       | 1                   | 4               | 6,098    | 2,072                   | 33.98 %           | 17.5          |
| 150 + 148 PALISADE STREET | 2                   | 4               | 6,098    | 1,135 + 687 = 1,822     | 29.88 %           | 16.5 AND 4.5  |
| 144 PALISADE STREET       | 1                   | 2               | 5,227    | 823                     | 15.75 %           | 10            |
| 142 PALISADE STREET       | 2                   | 4               | 5,227    | 1,680 + 810 = 2,490     | 47.64 %           | 1             |
| 138 PALISADE STREET       | 1                   | 8               | 4,356    | 3,196                   | 73.37 %           | 1             |
| 134 PALISADE STREET       | 1                   | 5               | 4,792    | 2,968                   | 61.94 %           | 7.5           |

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 43.03 %. WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 44.25 %

\* PROPOSED BUILDING

FRONT SETBACK NOTE:  
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 156, 158 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 9 FEET. WE THEN SUBTRACTED 9 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATES THAT THE CURB IS A STRAIGHT LINE, AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 156 IS 5.8 FEET, ALTHOUGH THE SURVEY INDICATES AN ACTUAL SETBACK OF 9 FEET. WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK, INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2.4 INCHES. THIS ADJUSTS FOR ANY INSTANCE IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

For 75% of the properties within the Context Area of 156 Palisade to be compliant, The building site coverage in the Code would have to be 47.64%. This would leave 134 Palisade with 61.94% building coverage and 138 Palisade with 73.37% building Coverage noncompliant. During the site walk and during previous meetings, members Of the Planning Board cited both 134 and 138 as examples of acceptable buildings in The MDR-2 zoning district.

Revised for May 7 Planning Board



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**Project Fundamentals:**

**Fit with Neighborhood Character**

- Height
- Massing
- Setbacks
- Solid Width Facing Street
- Street Life
  - Porches
  - Landscaping

**Parking**

- Location of Driveway
- Garage Door Facing the Street
- Enclosed or Open Parking Lot

If there is parking on this site, it will need to be at street level. Because of the terrain, on-site parking lift the building one story.

Required: 9 parking spaces.

Proposed: 6 off-street spaces, and 3 curb side spaces.

**Site Conditions**

This site is different from every other site on Palisade Street. The backyard of 156 ranges from el.120 to el.126, whereas the street elevation ranges from el.107 to e.111. The back of The building is at a grade 14 feet higher than the street level. Even if there was not garage Below this building, the first floor of apartments would need to be raised up one story – Just like its neighbors.

Presented at August 6 2020 Planning Board

**Proposed Dimensional Limits:**

**Height:** Three stories with a flat roof that does not exceed 30 feet above the existing grade, as per the definition of Building Height in Section 300-14.

Note – We are excavating down to street level, which increases the actual height of the building, but not as defined in the Code. (TBC)

**Setbacks:** The front yard setback proposed is 10 feet. The Prevailing front yard setback in the Context Area is 7.8 feet.

**Side Yard Setbacks:** Proposed is 10.08 feet where 10 feet is required.

**Rear Yard Setback:** Proposed is 25 feet to the back of the parking area where 25 feet is required, if this is a covered structure. The rear yard setback to the building above grade is 45 feet.

**Building Coverage:** Proposed is 39.99% where the current limit is 27%. This does not include the back parking area, which can be left uncovered, if preferred.

**Site Coverage:** Proposed is 57.8%, where the current limit is 54%.

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Section 300-14 Definitions

BUILDING HEIGHT

Building height is measured as follows: The maximum height of a structure in feet shall be measured perpendicularly from the existing grade to an imaginary plane located the permitted number of feet above and parallel to the existing grade. For peaked roofs, height shall be measured to the midpoint of the roof. No portion of a peaked roof below the midpoint shall extend above said imaginary plane. For flat roofs, height shall be measured to the top of the roof. No portion of a flat roof shall extend above the imaginary plane. Parapets with a height of 36 inches or less are not included in determining building height.

This suggests that the permitted height is a plane that  
Parallels the ground plane. When the site is not flat, it creates  
An interesting situation.

Presented at August 6 2020 Planning Board



Presented at February 6 Planning Board

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Presented at February 6 Planning Board



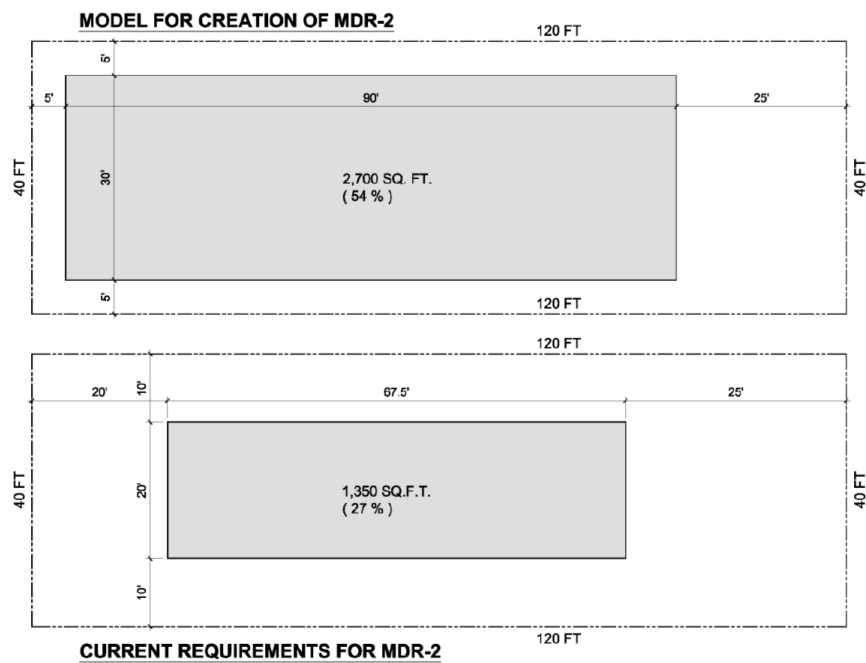
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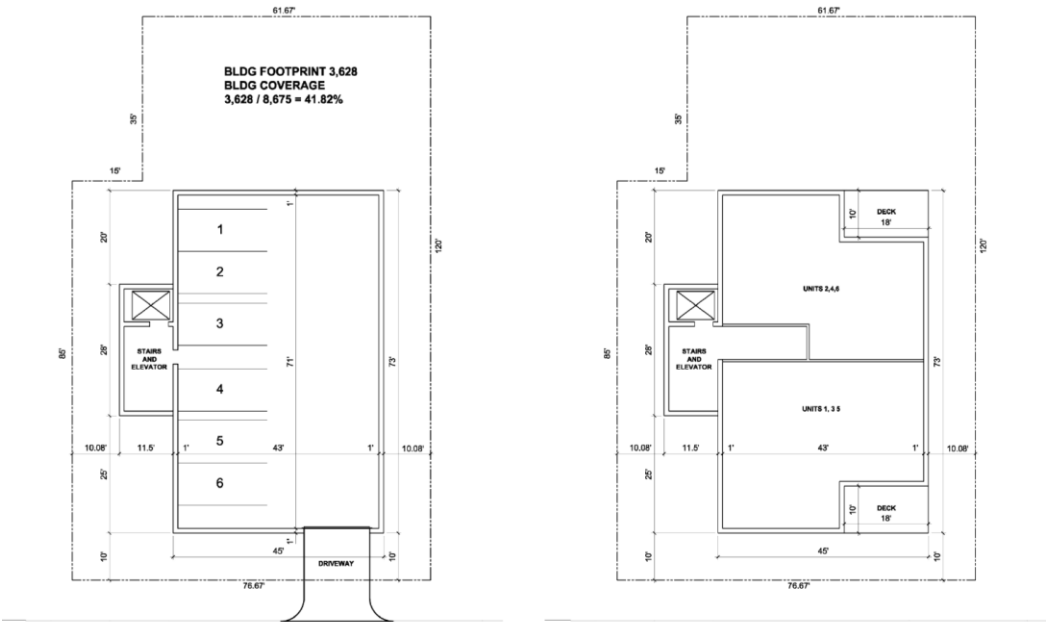


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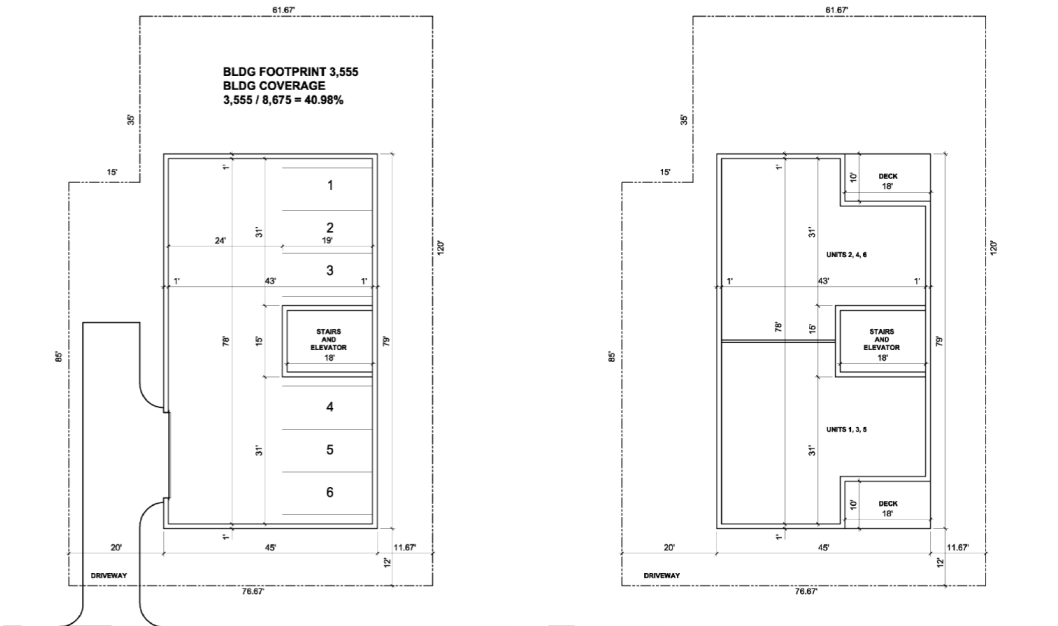


PALISADE STREET

A

A

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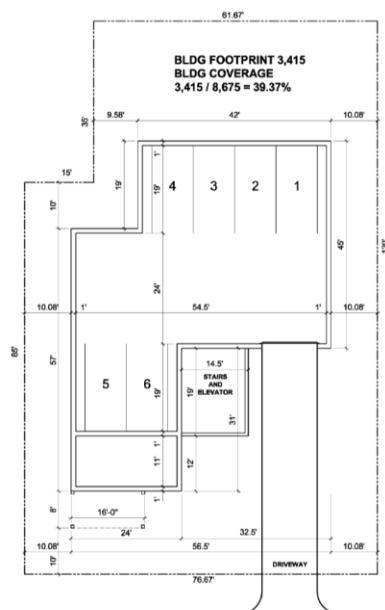
PALISADE STREET

B

B

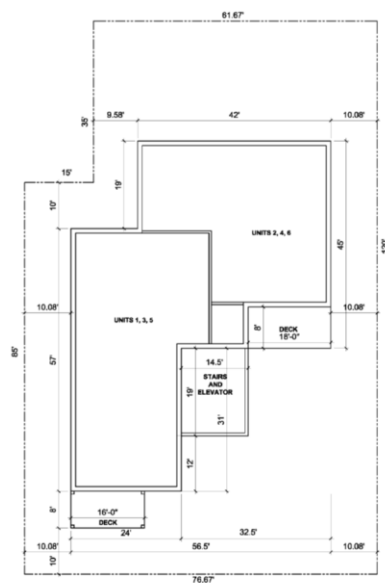
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PALISADE STREET

C



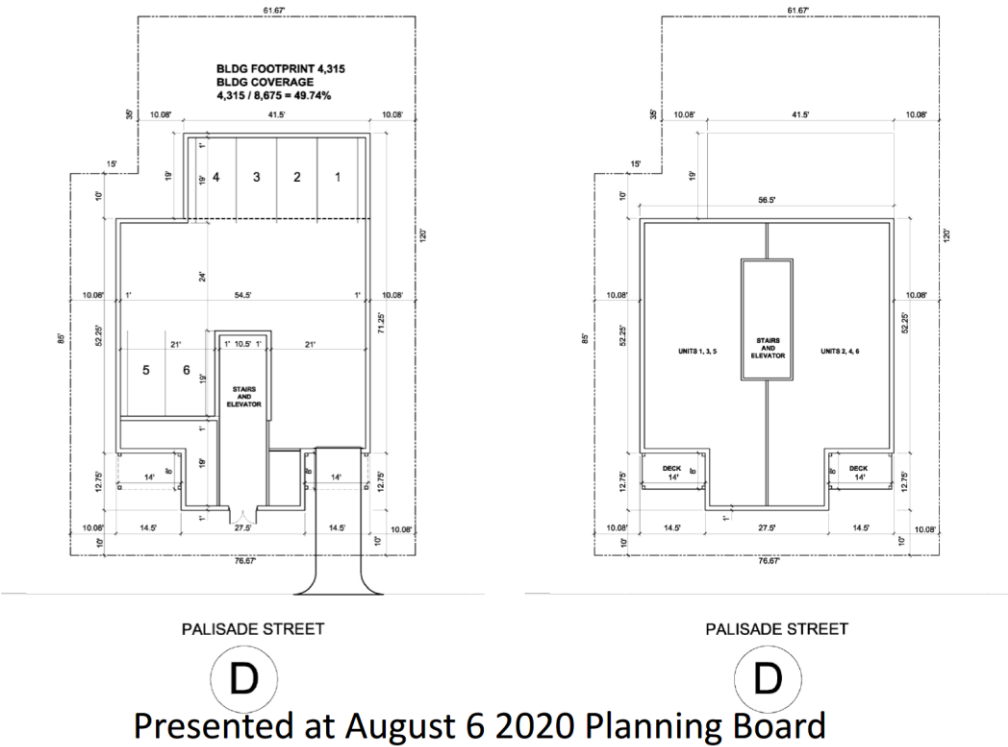
PALISADE STREET

C

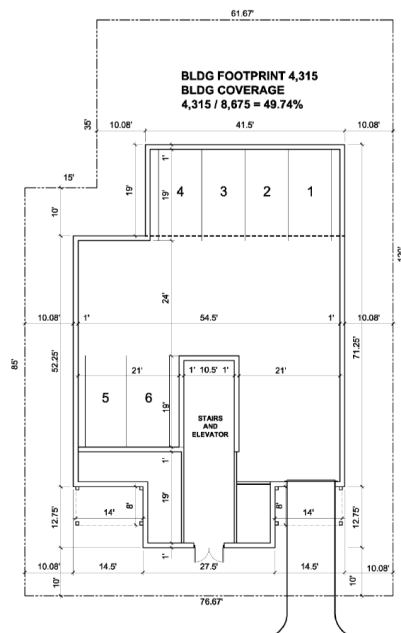
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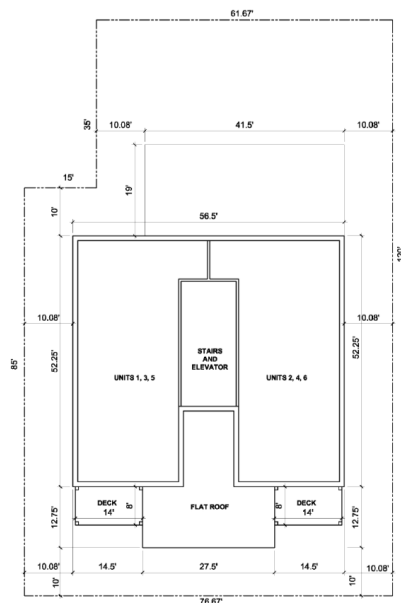


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PALISADE STREET

D



PALISADE STREET

D<sup>2</sup>

Presented at August 6 2020 Planning Board

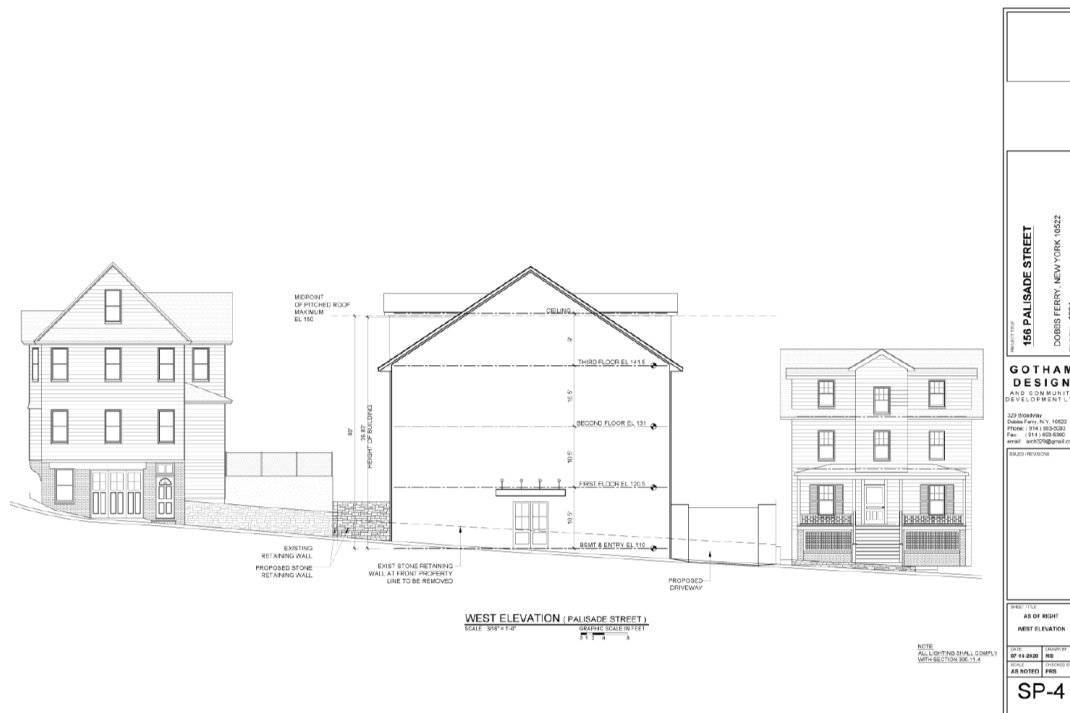




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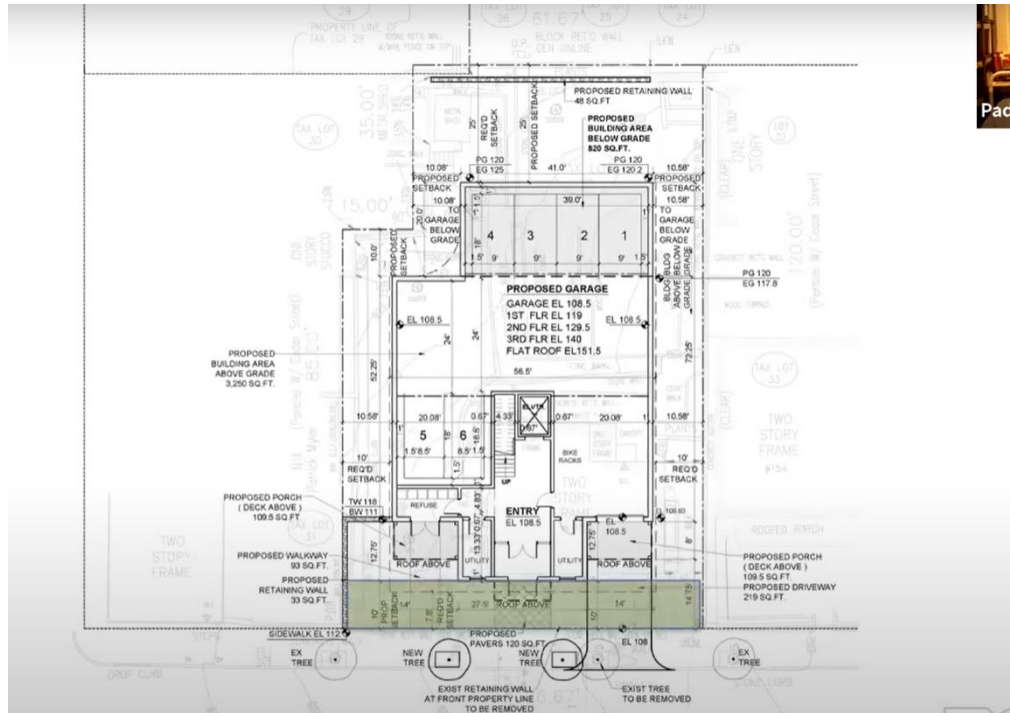


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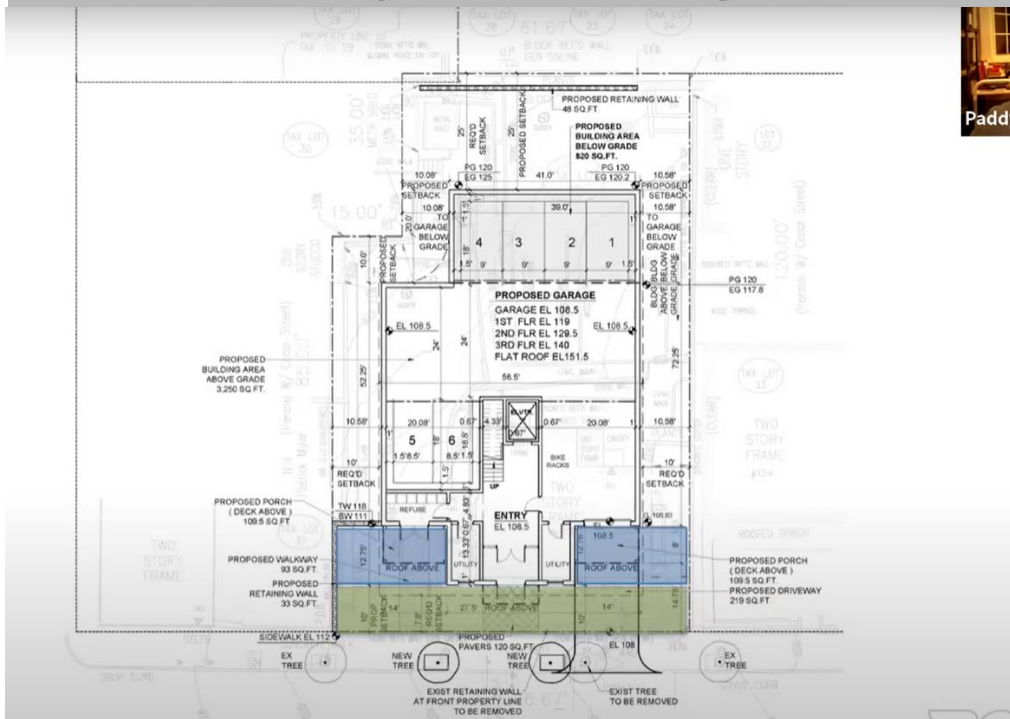


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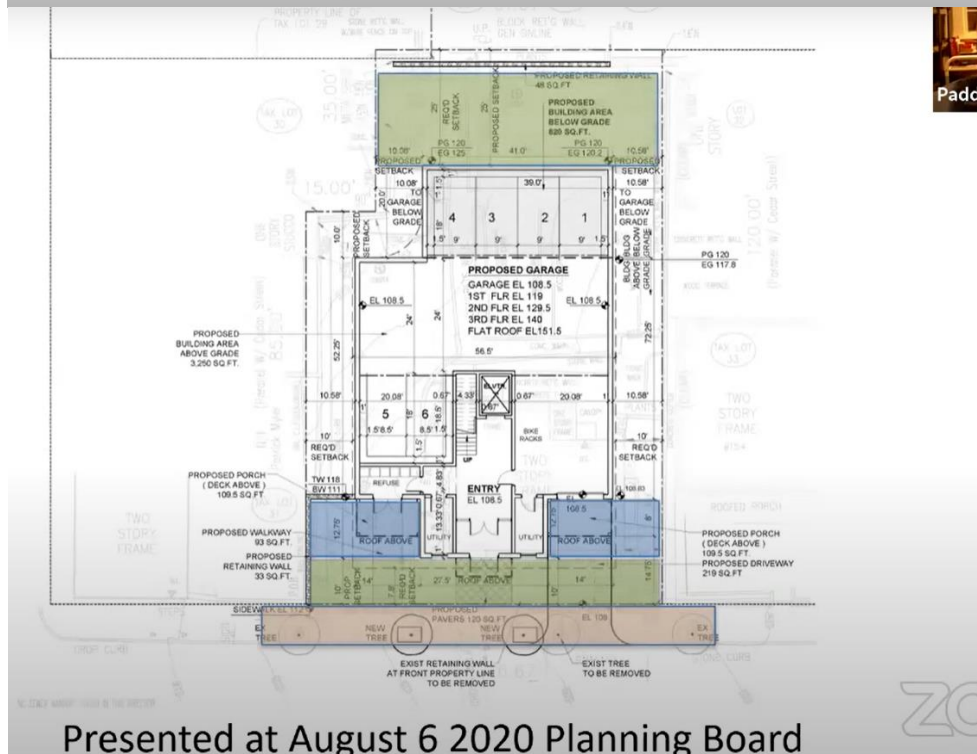
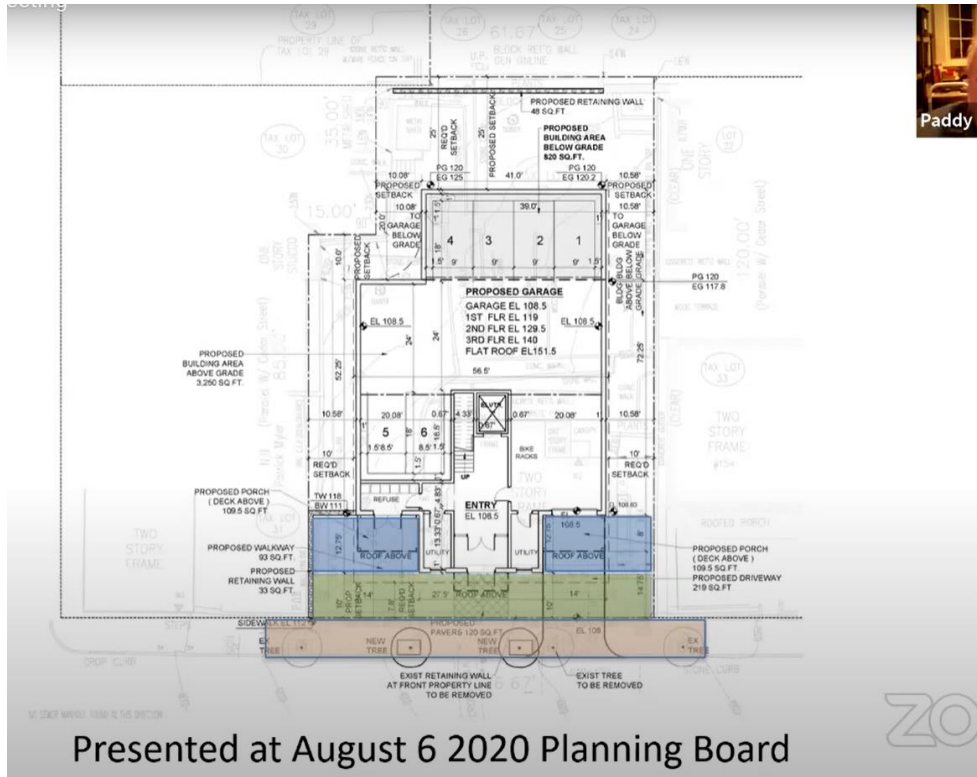


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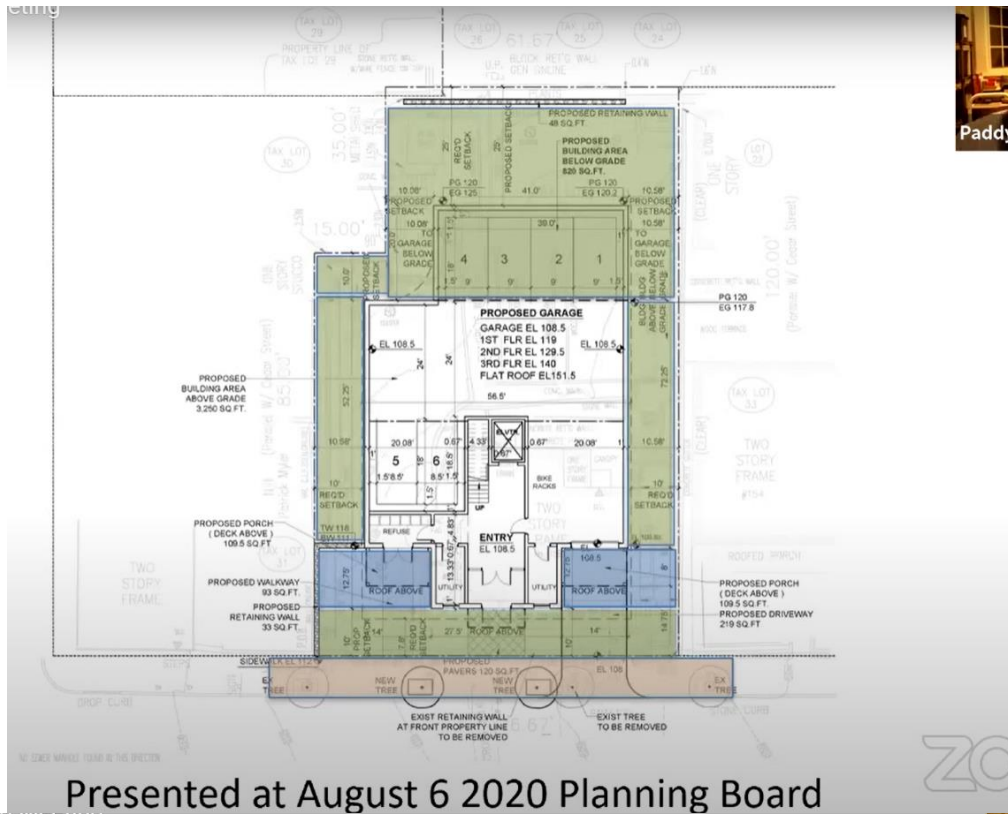
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| IMPERVIOUS COVERAGE TABLE                 |        |                       |          |
|---|--------|-----------------------|----------|
|   | UNITS  | EXISTING              | PROPOSED |
| HOUSE                                     | SQ.FT. | 1,297                 |          |
| METAL SHEDS                               | SQ.FT. | 175                   |          |
| WALKS AND STOPS                           | SQ.FT. | 529                   |          |
| RETAINING WALLS                           | SQ.FT. | 453                   |          |
| TOTAL EXISTING IMPERVIOUS COVERAGE        |        | 2,453                 |          |
| EXISTING RETAINING WALLS TO REMAIN        | SQ.FT. |                       | 200      |
| PROPOSED THREE STORY BUILDING ABOVE GRADE | SQ.FT. |                       | 3,255    |
| PROPOSED PORCHES / DECKS                  | SQ.FT. |                       | 219      |
| PROPOSED BUILDING BELOW GRADE             | SQ.FT. |                       | 829      |
| PROPOSED RETAINING WALLS                  | SQ.FT. |                       | 83       |
| PROPOSED PAVERS                           | SQ.FT. |                       | 130      |
| PROPOSED DRIVEWAY                         | SQ.FT. |                       | 89       |
| PROPOSED DRIVEWAY                         | SQ.FT. |                       | 219      |
| TOTAL PROPOSED IMPERVIOUS COVERAGE        |        |                       | 5,214    |
| TOTAL PROPOSED IMPERVIOUS COVERAGE        |        | 5,214 / 6,275 = 83.1% |          |

| FLOOR AREAS TABLE     |               |                        |                    |
|-----------------------|---------------|------------------------|--------------------|
| STORY                 | EXISTING AREA | EXISTING VARIABLE AREA | AREA OF RENOVATION |
| EXISTING FIRST FLOOR  | 1,297         | ± 1,187                | 0                  |
| PROPOSED FIRST FLOOR  |               |                        | 3,255              |
| EXISTING SECOND FLOOR | 1,270         | ± 972                  | 0                  |
| PROPOSED SECOND FLOOR |               |                        | 3,255              |
| PROPOSED THIRD FLOOR  |               |                        | 2,901              |
| PROPOSED GARAGE       |               |                        | 2,901              |

| ZONING TABLE  |        |                  |               |                          |                    |
|---|--------|------------------|---------------|--------------------------|--------------------|
| PROPERTY LOCATION: 151 PALISADE STREET TAX ID: 3.81-10-32                 |        |                  |               |                          |                    |
| OWNER: 151 PALISADE STREET, LLC 151 PALISADE STREET DOBBS FERRY, NY 10022 |        |                  |               |                          |                    |
| ZONING DISTRICT: MCR-2  |        |                  |               |                          |                    |
| REQUIREMENT   | UNITS  | REQUIRED/ALLOWED | EXISTING      | PROPOSED                 | VARIANCE REQUESTED |
| MINIMUM NET LOT AREA  | SQ.FT. | 5,880            | 5,875         | UNCHANGED                |                    |
| MINIMUM LOT AREA PER DWELLING   | SQ.FT. | 880 PER UNIT     | 10 BE REMOVED | 4 UNITS 3,475 / 869 ± 19 |                    |
| MINIMUM LOT WIDTH   | FEET   | 30               | 76.67         | UNCHANGED                |                    |
| MINIMUM LOT DEPTH   | FEET   | 100              | 122.8 (100)   | UNCHANGED                |                    |
| MAX. LOT COVERAGE BY BUILDINGS  | %      | 27               | 15.17 (14.72) | 32.58 (34.89)            | YES                |
| MAX. LOT COVERAGE BY IMPERVIOUS SURFACES                                  | %      | 54               | 28.18 (24.40) | 57.88 (53.14)            | YES                |
| MINIMUM FRONT YARD SETBACK  | FEET   | 7.5 (PREVAILING) | 5.5           | 10                       |                    |
| MINIMUM REAR YARD SETBACK   | FEET   | 25               | 79.25         | 25                       |                    |
| MINIMUM SIDE YARD SETBACK ONE   | FEET   | 10               | 5.1           | 12.28                    |                    |
| MINIMUM SIDE YARD SETBACK BOTH  | FEET   | 20               | 38.55         | 20.16                    |                    |
| STORIES   | NUMBER | 3                | 2             | 3                        |                    |
| MAXIMUM HEIGHT  | FEET   | 45               | 21            | TBD                      | TBD                |
| FLAT ROOF   | FEET   | 30               | 26            | N/A                      |                    |
| FLAT ROOF   | FEET   | 28               | 26            | N/A                      |                    |
| OFF-STREET PARKING  | NUMBER | 0                | 0             | 8                        |                    |
| ON-STREET PARKING   | NUMBER | 0                | 0             | 3                        |                    |
| TBD - TO BE DETERMINED  |        |                  |               |                          |                    |

| BUILDING COVERAGE TABLE                   |        |                       |          |
|---|--------|-----------------------|----------|
|   | UNITS  | EXISTING              | PROPOSED |
| HOUSE                                     | SQ.FT. | 1,297                 |          |
| METAL SHEDS                               | SQ.FT. | 175                   |          |
| TOTAL EXISTING BUILDING COVERAGE          |        | 1,472                 |          |
| TOTAL EXISTING BUILDING COVERAGE          |        | 1,472 / 6,275 = 23.5% |          |
| PROPOSED THREE STORY BUILDING ABOVE GRADE | SQ.FT. |                       | 3,255    |
| PROPOSED PORCHES / DECKS                  | SQ.FT. |                       | 219      |
| TOTAL PROPOSED BUILDING COVERAGE          |        |                       | 3,474    |
| TOTAL PROPOSED BUILDING COVERAGE          |        | 3,474 / 6,275 = 55.4% |          |

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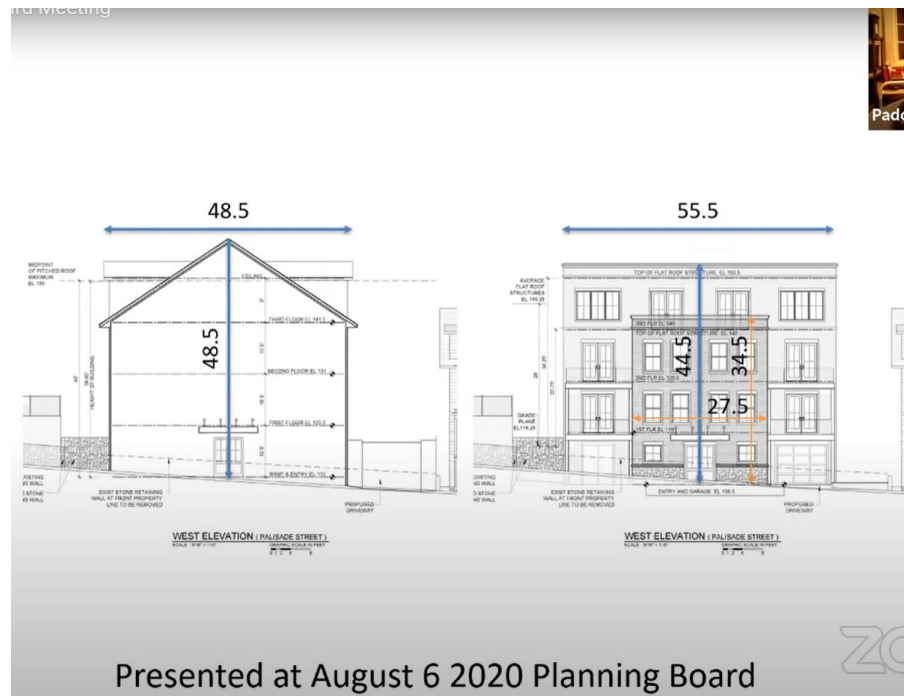
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- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Steinschneider was encouraged to explore a revised development which sought to comply with suggested zone changes for the MDR-2 zone that the Village has been working on.
- Mr. Lane will work with Mr. Steinschneider and work on something for the next meeting.

**Action:**

The pre-submission conference for the application of 156 Palisade Street for site plan review for proposed new multi-family building with basement garage, will be continued to September 3, 2020.

Motion by Chairman Hunter, seconded by Mr. Brosnahan 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 type="checkbox"/> AYE            | <input type="checkbox"/> NAY | <input type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input checked="" 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 checked="" 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>5</b> AYE                            | <b>0</b> NAY                 | <b>0</b> ABSTAIN                 | <b>0</b> RECUSE                 | <b>1</b> ABSENT/EXCUSED                            |
| <b>RESULT:</b>                                       | <b>MOTION: PASSES</b>                   |                              |                                  |                                 |  |

The meeting adjourned at 10:53 p.m.