

April 17, 2024

Dobbs Ferry Zoning Board of Appeals
112 Main Street
Dobbs Ferry, New York 10522

Re: 443 Broadway

Dear Members of the Zoning Board of Appeals:

This letter is to submit an application to the Zoning Board of Appeals to consider several variances for the renovation of and modifications to the existing multi-family building located at 443 Broadway, which is owned by Luigi DePaola. While he purchased the building a while back, it was always Mr. DePaola's intent to make repairs to the existing building. His plan is to increase the rental income yield from the apartments to support making significant repairs that will help the building be more sustainable. This requires major improvements to the building.

This property is one of several that have been targeted over the years as needing to be transformed in the interests of the character of the Village. It is in a prominent location on Broadway next to the Dobbs Ferry Middle and High School on the corner of Rochambeau. While Mr. De Paola has made some temporary repairs to the existing structure, this the building has several quirks that affect its appearance created by the previous owner. Our goal is to improve the existing building so that, while it may remain a bit unique, its character will be beneficial to the Village and the Owner.

The subject property is at the northwest corner of Rochambeau and Broadway, which places it adjacent to the Dobbs Ferry Middle and High School to the north, and across the street from Sacred Heart Church to the south. While there are similar residential buildings along Broadway on the east side of the street, this is the only residential structure on the west side of Broadway between Cedar Street and the Irvington Dobbs Ferry boarder. The other properties along that stretch include a church, a synagogue, and Mercy University.

443 Broadway is in the "B - Broadway" zoning district, which permits multi-family residential structures with a density of one unit per 800 square feet of lot area. With a property area of 9,703 square feet, this parcel computes numerically to a total of 12 residential units permitted. We intend to renovate and restore the existing buildings, which the Town of Greenburgh Property Card lists as 5 residential units. We are proposing a total of 8 residential units. This increase in the number of units is more the result of creating efficient and smaller apartment plans than it is an increase in the actual size of the building. The general massing of the existing building would remain. The existing garage, which is part of the existing structure and currently used for storage, would become habitable space

In addition to the density determination by lot area, the other denominator in determining potential density of use on a property in the Village of Dobbs Ferry is the required parking for automobiles. According to Table C-1 in the Dobbs Ferry Code, multi-family buildings require 1 parking space per apartment plus 0.25 spaces per bedroom. The 8 proposed residential units would consist of 1 efficiency unit, 1 one-bedroom unit, and 6 two-bedroom units. This would tabulate to 8 parking spaces required for the 8 apartment units plus 3 additional parking spaces for the 13 bedrooms, resulting in the total number of 11 required on-site parking spaces. There are currently 6 parking spaces on-site at 443 Broadway. We are proposing an increase to 8 parking spaces on-site. It is possible to use more of the site for parking, but we are already exceeding the permitted impervious coverage with 72.5%, which we anticipate increasing to 74.7%, where the limit is 60%. While we can offset the impervious coverage by the type of paving that will be used, we would prefer to not use more of the site for parking. We have found that one parking space per residential apartment is sufficient, particularly in a location that is served by mass transit and is within walking distance of most daily needs, as well as the University. There are other provisions for satisfying parking in the Dobbs Ferry Code that we would like to discuss with the Planning Board during Site Plan Review.

While obtaining variances for fewer parking spaces on-site than the required and for the additional impervious coverage from the Zoning Board of Appeals will need to be addressed, we anticipate that some relief may come through the process with the Planning Board. The existing stormwater management system will be extended and resized to hold all water on-site from a 100 Year storm event.

The owner is aware that the Village requires 10% of the residential units to be affordable units. With 8 units proposed, this would calculate to 1 affordable unit. The owner would like to discuss the options potentially available for an increase in the percentage of affordable units, but integral with a discussion about the type of affordable units most needed in Dobbs Ferry. The County has targeted 60% of AMI for affordable rental units and 80% of AMI as for affordable units for sale. A review of the demographic needs of Dobbs Ferry and the Rivertowns reveals that the primary need for rental units is what is referred to as “work-force” housing. We would like to consider additional affordable units in the building, but priced to support the economic needs of the school teachers, police officers, and Village workers.

The building is in a state of deterioration and needs substantial work, including the reorganization of the apartment layouts. The character of the building is one that we believe is worth working with, instead of treating it as a tear down, but the existing roof has structural issues and needs to be taken down to the third floor structure and rebuilt. This will allow the roof line to be simplified with the causes of the problems resolved.

The building also has a somewhat convoluted circulation system that involves exterior staircases. The intent is to remove the exterior stairs and create a new enclosed staircase that will provide access and egress for 4 units, with 2 on the second floor and 2 on the third floor. The 2 units on the first floor will be accessed directly from the ground level and the 2 units proposed to be created in the basement will have access and egress from an existing staircase that connects directly to the ground level. Each of the residential units on the first, second, and third floors is proposed to have two bedrooms. One of the residential units in the basement is proposed to have one bedroom and the other is proposed as an efficiency apartment.

In addition to the new roof, the new staircase, and the repairs to the building, we anticipate gutting the interior finishes so that the plumbing and electrical systems can be updated, high efficiency windows can be installed, and all wall and roof cavities can be properly insulated.

The heating and cooling of the entire building will be replaced with new, high efficiency heat pump systems with independent controls in each apartment. It is anticipated that this would be air to air heat pumps, unless geothermal is viable.

While the proposed use of the existing building is compliant with the B zoning district, the building has several dimensional zoning deficiencies which will not be resolved by the proposed work. Subsequently, a number of significant variances will be required for this project to retain the existing building, including the following:

1. The required rear yard setback in the B zoning district is 25 feet, where the existing rear yard setback is 1.7 feet. While there is no change proposed for this setback, since the building is being altered, a variance is required.
2. The required side yard setback in the B zoning district is 10 feet, where the existing side yard setback is 0.68 feet on the north side of the building. While changes are proposed along that side of the building that will increase the setback along part of the wall, there will still be the same non-conforming side yard setback for a length of the building which will require a variance.
3. The permitted building coverage in the B zoning district is 30%. The existing building coverage is 32% and the proposed work will increase this to 32.6%, which will require a variance.
4. The permitted impervious coverage in the B zoning district is 60%. The existing impervious coverage calculates to 72.5%. The proposed increase in the parking area to increase the number of spaces on-site from 6 to 8 will result in an increase in the impervious coverage calculation to 74.7%.

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While it is anticipated that this can be reduced by the use of pervious or permeable paving, the fact that such a reduction is contingent upon a decision by the Planning Board, and the fact that the Planning Board cannot make a decision on the application until the variances are granted, a variance is required for the impervious coverage.

5. The parking required for 6 two-bedroom apartments, 1 one-bedroom apartment, and an efficiency apartment is 11 on-site spaces. The proposal is to provide 8 on-site parking spaces, which requires a variance for the deficiency of 3 spaces.
6. The existing parking includes a space that is less than 10 feet from the property line. We intend to keep this parking space. Since we are proposing changes to the parking lot, we anticipate that a variance may be required to permit the continued use of this one parking space.

Submitted with this letter are the following documents:

- A. A Plan Submittal Form.
- B. An executed Application to the Zoning Board of Appeals with the Checklist attached.
- C. A copy of the Deed for the property confirming the owner is Luigi DePaola.
- D. An executed Full Environmental Assessment Form dated February 21, 2024.
- E. A copy of the survey prepared by Edward G. Mihalcz, L.S. for 443 Broadway dated February 19, 1988.
- F. A copy of the executed Establishment of an Escrow Account.
- G. An executed Affidavit of Notice for the mailing of certified letters including the Notice of the application pending before the various Village Boards, along with a copy of the Notice and the list of affected property owners.
- H. A set of seven Sheets of drawings prepared by Gotham Design Planning & Development Ltd., under the supervision of Sirius Miandoabi, P.E., dated March 21, 2024 as revised for submission to the Zoning Board.

Thank you for your time and attention,

Paddy Steinschneider, Project Design Coordinator
Owner's Agent for Luigi DePaola