



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: MAY 25, 2021
AGENDA ITEM SECTION: MINUTES
AGENDA ITEM NO. : 1
AGENDA ITEM: MAY 11, 2021
ITEM BACKUP DOCUMENTATION: 1. DRAFT MEETING MINUTES OF MAY 11, 2021

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on May 11, 2021, remotely via Zoom: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZoVzROUT09>, Telephone: 1-929- 205-6099, Webinar ID: 205 957 953, Password: 309361) at 6:30 p.m. Present: Mayor Vincent Rossillo, presiding, Trustees Donna Cassell, Maura Daroczy, Christy Knell, Michael Patino, Nicole Sullivan and Larry Taylor, Interim Village Administrator Richard Leins, Village Clerk Elizabeth Dreaper, Village Treasurer Jeff Chuhta, and Ms. Lori Lee Dickson/Attorney for the Village. Also present: Police Chief Manuel Guevara, Ms. Kendra Garrison/Superintendent of Recreation, Mr. Rob Lane/Planning Board member, and Ms. Alissa Fasman/Secretary to the Village Administrator. Absent/excused: None.

Motion by Trustee Knell, seconded by Trustee Daroczy to open the meeting.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNEEL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Pledge of Allegiance

Mayor Rossillo led the pledge of allegiance.

Motion by Trustee Knell, seconded by Trustee Daroczy to adjourn to executive session for advice of counsel.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<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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TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Motion by Trustee Sullivan, seconded by Trustee Knell to return to the regular meeting.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<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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TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

The Board returned to the regular meeting at 6:42 p.m.

Presentations: Dobbs Ferry Police Benevolent Association Awards and Recognition Program presentation of awards

Sergeant Justin Kamke sent the following memorandum and attachments dated April 2021 to Ms. Elizabeth Dreaper/Village Clerk:



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 10522



MANUEL R. GUEVARA
CHIEF OF POLICE

P.B.A. Award Committee

April 2021

Good morning Liz,

The Dobbs Ferry PBA would like to request to present the Police PBA awards on the May 11th at the BOT meeting

National Police Week this year is from May 9th to 15th. This week is a time to create awareness about the dedication of police officers and sacrifices they make to keep the Village of Dobbs Ferry safe. By increasing awareness we help strengthen the connection between the police and community we protect. It also gives us the opportunity to honor the men and women that keep Dobbs Ferry safe. The PBA is proposing, with your permission, to request the PBA awards be presented at the May 11, 2021 village BOT meeting. We believe this will be a good opportunity to highlight our officer's achievements and ongoing dedication to the community. The Dobbs Ferry Police Benevolent Association Awards and Recognition program recognizes individual officer and team achievements in a number of categories as outlined.

Meritorious Police Duty

Sgt. Vincenzo DePaola P.O. Julius Derevjanik
Sgt Colvin Det Jeff Jee Det Brian Hennessey

Excellent Police Duty

Sgt Joesph Palladino PO John Broccoli
PO Justin Muscarella

Unit Citation

Lt Martin Coster Det Brian Hennessey
Det Jeff Jee Det Jerry Kulpa

Life Saving Award

PO Bobby Marron PO Josh Poisnick
PO Stephen Betz Sgt Travis Sgt. Greg Vince

PBA Civilian Award

JP Kaminski



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 10522



**MANUEL R. GUEVARA
CHIEF OF POLICE**

P.B.A. Award Committee

April 2021

Civilian Police Award

A certificate and plaque will be presented to a civilian that assists the department in the apprehension of a criminal, or in any emergency. This award may also be presented when a civilian provides services which may be deemed beneficial to the Department or the Municipality.

JP Kaminski and his team at the Discovery Camp used 60 3D printers and laser cutters to print face shields for nurses, doctors and other first responders. Discover Camp's 60 3D printers were working 24 hours a day to print and distribute 10,000 shields to healthcare workers and first responders.

JP Kaminski's unselfish and sincere contributions to the Village of Dobbs Ferry Police Department and his community truly made an impact to the first responders on the front lines during the Covid 19 Pandemic

Civilian Police Award

JP Kaminski



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**

112 Main Street • Dobbs Ferry, New York 10522
Telephone (914) 693-5500 • Fax (914) 693-2040



**MANUEL R. GUEVARA
CHIEF OF POLICE**

P.B.A. Award Committee

April 2021

Meritorious Police Duty

On Monday June3, 2019, members of the Greenburgh Drug & Alcohol Task Force were asked to assist the Westchester FBI Safe Streets Task Force with an investigation, specifically attempting to locate Samuel Galberth (12/29/76) of West Haven CT. Members were advised that Samuel Galberth was wanted in connection with multiple investigations in Connecticut, including but not limited to narcotics and the murder of Tamika Jones in Pitts Field, Massachusetts. The FBI had information from a confidential informant that Galberth had been moving around the area from hotel to hotel, but was currently staying at the Ardsley Acres Motel, 560 Saw Mill River Road, Ardsley, New York. There was additional information that Galberth might be traveling with a male wanted for multiple bank robberies, in addition to having a female companion with him. Upon arrival, members took up surveillance positions in and around the motel, concentrating on room #30 which had been provided to them by the CI. During the course of the surveillance, a male was observed exiting room #30 and walking across the street to Kickstart Café located within the Sunoco station at 555 Saw Mill River Road. Members were unable to immediately identify the male and it was decided that he would be stopped upon exiting the establishment. Moments later, the male exited the café and was taken into custody without incident. He was identified as Darryl Donnell Henry (02/21/64) of New Haven, CT. Mr. Henry was found to be in possession of United States currency stained with blue die ink, which was later determined to be the proceeds from a bank robbery in New Haven, CT. Additionally, Mr. Henry was wanted in connection with four (4) bank robberies in Connecticut as well as being a fugitive from justice on robbery, assault and larceny charges from a New Haven case. Additional USC, stained with the blue die ink, was recovered from the Kickstart Café.

Members continued surveillance of the motel in hopes that Darryl Henry would provide intelligence as to who may still be in the motel room, however he refused to cooperate. Knowing that Galberth was most likely inside the room, armed, dangerous and not looking to go back to jail, members requested the Greenburgh SWAT Team respond to the location for safety and support. Once the SWAT team was on scene, members began to evacuate the adjacent motel rooms in the event the incident escalated. Once complete, SWAT moved into position as members of the Task Force secured the perimeter. At approximately 2252 hours, while preparing to make contact with the suspect, the room door opened and a male subject (later identified as Samuel Galberth) emerged, opening fire on members of the SWAT team, striking at least one SWAT member. A gun battle then ensued between SWAT team members and Samuel Galberth. During the course of the gun battle, patrons on the motel who did not previously answer their doors or phone calls requesting they evacuate, emerged from their rooms into the potential line of fire. Members of the Task Force and SWAT, at great personal risk to themselves, evacuated said patrons to a safe area. The gun battle

continued for several minutes, during which time a second SWAT member was struck and evacuated to an awaiting ambulance. Gunfire from room #30 eventually ceased and a 911 call from within the room was routed through Westchester County PD to an FBI member on scene. A woman, later identified as Jeffon Suggs (03/26/93), of New Haven CT, claimed to be hiding in the bathroom of room #30 and stated that the suspect was lying on the floor and did not appear to be moving. SWAT members then made entry into the room and found Galberth on the floor with a handgun. SWAT members and EMS rendered medical aid to Galberth for multiple gunshot wounds, ultimately transporting him to an area hospital. Jeffon Suggs, who was reported missing to New Haven police on May 17, 2019 was also located within the room and taken into custody on Connecticut warrants, without incident.

The officers involved performed an intelligent police act, involving personal risk to life. Their actions made it possible to apprehend multiple violent suspects with a long history of offenses. This task was accomplished while ensuring the personal safety of civilians as well as themselves. It is therefore recommended that they be awarded recognition in the appropriate grade.

The following members of the Dobbs Ferry Police Department were involved in the above-described investigation:

Meritorious Police Duty

Sgt. Travis Colvin

Detective Brian Hennessy

Detective Jeffrey Jee

Respectfully Submitted,

Sgt. Justin Kamke
Dobbs Ferry Police Department



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 1052



P.B.A. Award Committee

April 2021

Unit Citation

On Friday September 20, 2019, members of the Dobbs Ferry Detective Division were notified about a hit & run personal injury auto accident where a male was struck on Broadway at Maple Street, just south of the Dobbs Ferry High School. The scene was secured by patrol and the victim was transported to the Westchester County Medical Center. Detectives Hennessy and Kulpa were briefed by Sgt. Castiello who was securing the scene on Broadway and provided the limited information that was available. Several key witnesses were still on scene and instructed to respond to headquarters to provide statements as to their observations. The Westchester County Accident Investigation Unit was notified and responded to process the scene. Detectives Hennessy and Kulpa then responded to headquarters to interview the witnesses. Upon completion of the interviews, Det. Kulpa responded back to the scene to take some preliminary photos and recover items of evidentiary value, which were ultimately vouchered.

Det. Hennessy accessed the surveillance camera maintained by the Dobbs Ferry Police Department located at Broadway and Ashford Avenue and developed a potential suspect vehicle which appeared to have ADO in large block lettering across the right side of the rear windshield. Det. Hennessy then accessed the Mobotix, NDI and Vigilant LPR systems in an effort to identify the suspect vehicle based on the limited information provided by the witnesses. Using the eyewitness vehicle descriptions and the known license plate of a witness who was directly behind the suspect, a suspect vehicle was developed. A daytime photograph of the vehicle was obtained and it appeared to match the unique color of the passenger side mirror which had been left at the scene, presumably from striking the victim. Det. Jee then pulled surveillance footage from cameras maintained by the Mobil Gas Station on Broadway which also placed the identified vehicle at the scene at the time of the accident. Additionally, the daytime photos of the vehicle showed MACHADO in large white block lettering across both the front and back windshields, "ADO" on the right rear section consistent with surveillance footage. A canvass was conducted in Hastings-on-Hudson in the area of the registered owner's home but the vehicle was not initially located.

On Saturday September 21, 2019 Lt. Coster interviewed additional witnesses to the accident, while Det. Jee and Sgt. Kamke responded back to the area of 50 Washington Avenue, Hastings-On-Hudson, the registered owner's address, in an attempt to locate the suspect vehicle. The vehicle was located parked in a lot just up the block from their address and subsequently impounded. While the vehicle was being impounded, Det. Jee spoke with family members and ultimately to the operator of the vehicle who agreed to come to Dobbs Ferry Headquarters to be interviewed. Upon arrival at headquarters the suspect was issued his Miranda warnings and interviewed by Detectives Jee and Hennessy, at which time he provided a typed written statement admitting to being involved in an accident the previous evening in front of the Dobbs Ferry High School while talking on the phone using "What's App" while wearing headphones. The suspect further admitted that he briefly stopped and observed he had lost a mirror from striking something but left the area without exiting

CONTINUATION

Page 2 of 2

the vehicle to investigate further or calling the police. Upon completion of the interview the suspect signed a consent search for his cellular phone and his sister; the registered owner signed consent to search for the vehicle in question. The suspect was released and the investigation continued.

Search warrants were obtained for both the cellular phone and vehicle which were executed soon after. Additional evidence was gleaned from the phone warrant showing the suspect consuming alcohol prior to driving home, as well as text messages indicating that he was aware he had hit an individual and not a pole or sign. Additional forensic evidence was collected from the exterior of the suspect vehicle linking it to the accident.

On Friday September 27, 2019, the suspect was re-interviewed on video by Detectives Jee and Hennessy with the assistance of PO Sam Brecker (Hastings-on-Hudson PD) in the event translation was needed. It was at this time that the suspect was confronted with the new evidence. During the course of the interview the suspect again admitted to being involved in the accident, adding that he was scared and didn't know what to do. He inquired as to the condition of the victim and indicated that he was sorry. The suspect was ultimately informed that the victim was now deceased and he became even more upset. An additional witness was identified as a result of the interview and he was also located and interviewed. Although cleared to make an arrest at this point, the suspect was released while detectives awaited additional results from the forensic evidence testing and accident reconstruction.

On Tuesday October 1, 2019 the suspect was again asked to come to headquarters for additional follow up. Upon arrival he was taken to an interview room and advised of the charges against him. The suspect was arrested and charged with leaving the scene of a personal injury auto accident resulting in death. The suspect was arraigned and released ROR pending his return to court on October 10, 2019.

The suspect was ultimately indicted, eventually pleading guilty in exchange for a reduced sentence involving jail time.

The officers involved performed an intelligent police work, during a complex investigation with limited information ultimately bringing the case to a close. This task was accomplished while ensuring the personal safety of the civilians in the area as well as themselves. It is therefore recommended that they be awarded recognition in the appropriate grade.

The following members of the Dobbs Ferry Police Department were involved in the above-described investigation:

Unit Citation

Lieutenant Martin Coster

Detective Brian Hennessy

Detective Jeffrey Jee

Detective Jerry Kulpa

Respectfully Submitted,

Sgt. Justin Kamke
Dobbs Ferry Police Department



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 10522



P.B.A. Award Committee

April 2021

Meritorious Police Duty

On Wednesday, August 12, 2020, at about 0101 hours, Sgt. DePaola, while on routine patrol observed two vehicles travelling on Ashford Ave., which appeared to be following one another. Sgt. DePaola initiated a vehicle & traffic stop of one of the vehicles, a 2020 Audi Q5, as it had no rear tail lights illuminated. Sgt. Depaola, who was now joined by Police Officer Julius Derevjanik, had a conversation with the operator who stated that the vehicle belonged to his friend who he had been following. A check of the registration tag affixed to the vehicle determined that the license plate had been reported stolen to the New York City Police Department, a subsequent check of the vehicle identification number revealed that the Audi had been reported stolen to the Eastchester NY Police Department. The nineteen year old male operator was subsequently placed under arrest. A search incidental to a lawful arrest of the Audi was conducted and the officers located a loaded handgun with a defaced serial number within the vehicle. While still at the scene, the male operator that the arrested person had been following became present at the scene. Further investigation by the officers on scene determined that this second male who had become present, had been acting in concert with the operator of the Audi, and he too was also placed under arrest. This male had a Honda key fob on his person. The officers then canvassed the area that the second male had walked from and located a 2019 Honda Civic that he had been observed operating and determined that it had been stolen from a resident of Dobbs Ferry, who later confirmed that it had been stolen.

Later that same evening at about 0222 hours, Sgt. DePaola, then observed a 2009 Mitsubishi being operated on Allen St in this village without rear tail lights illuminated. Sgt. DePaola then attempted to effect a vehicle and traffic stop of this vehicle, but it continued to drive away in an attempt to evade capture. Sgt. DePaola pursued the vehicle for a short distance until the operator finally pulled the vehicle over. Both occupants of the vehicle then exited the vehicle and fled the scene again attempting to avoid apprehension. Sgt. DePaola pursued the suspects on foot and was able to apprehend one of the occupants and place him in custody. Sgt. DePaola, who was assisted by Police Officer Derevjanik then set up a perimeter and requested assistance from surrounding jurisdictions to attempt to locate the second suspect who had been in the vehicle. At about 0335 hours, Sgt. Depaola was able to locate the second suspect and place him in custody. During the subsequent investigation, it was determined that the 2009 Mitsubishi was stolen from a resident of Dobbs Ferry who was unaware that his vehicle had been stolen.

Sgt. DePaola's keen observations while on patrol along with his skillful field investigations resulted in the rapid recovery of three stolen motor vehicles, one stolen license plate, a loaded firearm, along with additional assorted items stolen from additional larcenies from vehicles within the Village. Additionally, four individuals were arrested and charged for respective roles in the above mentioned crimes. Lastly, the arrest of these individuals also assisted the Eastchester Police Department in their investigation of the 2020 Audi Q5 that had been stolen from their jurisdiction and the

Tuckahoe Police Department were able to identify these suspects in their open investigations of vehicle break ins and the larceny of a firearm from a vehicle in their jurisdiction.

Meritorious Police Duty

The officers involved performed an intelligent police work, during a complex investigation with limited information ultimately bringing the case to a close. This task was accomplished while ensuring the personal safety of the civilians in the area as well as themselves. It is therefore recommended that they be awarded recognition in the appropriate grade.

The following members of the Dobbs Ferry Police Department were involved in the above-described investigation:

Sgt. Vincenzo DePaola P.O. Julius Derevjanik



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 10522



**MANUEL R. GUEVARA
CHIEF OF POLICE**

P.B.A. Award Committee

April 2021

Live Saving Award

In 2020 Dobbs Ferry Police responded to 563 medical aided calls for service.

DF PBA lifesaving award is presented to any member of the department whose actions directly contributed to saving or significantly prolonging human life.

While it is gratifying for an officer to know he or she has saved a life, on many occasions these incidents stay below the radar. Today we are able to acknowledge some of our officers and some of these incidents.

On Wednesday, February 10, 2020, at about 2033 hours, P.O. Strobl, while on routine patrol, was dispatched to an medical aided case at Cabrini Nursing Home located at 115 Broadway in this Village for a male nurse down cardiac arrest. Upon Officer Strobl's arrival she was directed to the male lying down surrounded by his peers and immediately began a patient assessment and determined that the male was absent of a pulse and respirations. Officer Strobl, who then began CPR on the patient and attached the Automatic External Defibrillator (AED) from Officer Strobl's patrol vehicle to the patient. The AED advised to "shock" the patient and Officer Strobl did so. Dobbs Ferry Ambulance EMTs arrived on scene and continued CPR on the patient as he was transported into the ambulance as the Greenburgh Paramedic arrived on location. As the patient was in the ambulance receiving further care, the 62 year old male regained a pulse and respirations. The patient was subsequently transported to St. John's Hospital in Yonkers, NY for further treatment.

Live Saving Award

PO Amanda Strobl

P.O. Strobl's speedy response and prompt action along with successful performance of CPR and application of the AED resulted in the patient regaining pulse and respirations. PO Strobl actions make her worthy of the Dobbs Ferry PBA Life Saving Award

On 10.20 at approximately 1442 PO R Marron responded to the parking lot of building 2 of 200 Beacon Hill Drive couple 100 hundred feet from Springhurst school steps to investigate a report of an unresponsive males within a vehicle. Upon arrival, PO R Marron observed two unresponsive males in a Gray Toyota which was involved in a minor accident with another parked vehicle. PO Posnick and Sgt Vince arrived on scene shortly after, assisting in the aid of the two males. The male in the driver's seat of the vehicle, William Nichter, was administered a dose of Narcan which made him semi responsive. The second male in the front passenger seat, was also given a dose of Narcan but did not immediately become responsive. PO Posnick, PO Marron, and Sgt. Vince removed the snd male from the vehicle and began CPR. After performing CPR and giving a second Narcan dose, he started to become responsive. Sgt. Colvin and PO Betz arrived on scene and removed William Nichter from the vehicle after he was given a second dose of Narcan.

Speedy response and prompt action along with successful performance of CPR and application of the Narcan resulted in the patient regaining pulse and respirations. Police officers are trained in a range of life-saving skills, and they put this training officers administered an opioid reversal medication, such as naloxone, that reverses the effects of an opioid overdose to prevent it from being fatal.

Without the quick actions of the responding Officers the persons could have died –
The actions make these Officers worthy of the Dobbs Ferry PBA Life Saving Award.

Live Saving Award

- | | | |
|----------------------|-------------------|-----------------|
| • PO Bobby Marron | P O Josh Poisnick | PO Stephen Betz |
| • Sgt. Travis Colvin | Sgt. Greg Vince | |

Sergeant Kamke/Dobbs Ferry PBS President issued the following awards in recognition of National Police Week:

- Lifesaving Award: Amanda Strobl, Police Officer Bobby Marron, Police Officer Josh Posnick, Police Officer Stephen Betz, Sergeant Travis Colvin, and Sergeant Greg Vince.
- Meritorious Police Duty Award: Sergeant Vincenzo DePaola, Police Officer Julius Derevjanik, Sergeant Travis Colvin, Detective Brian Hennessy and Detective Jeffrey Jee.
- Excellent Police Duty: Sergeant Joseph Palladino, Police Officer John Broccoli and Police Officer Justin Muscarella.
- Unit Citation: Lieutenant Martin Coster, Detective Brian Hennessy, Detective Jeffrey Jee and Detective Jerry Kulpa.
- Civilian Award: JP Kaminski.

Sergeant Kamke thanked the Mayor and Board, and friends and families of the Dobbs Ferry Police Department. Sergeant Kamke expressed his appreciation for the outstanding service displayed from the Officers.

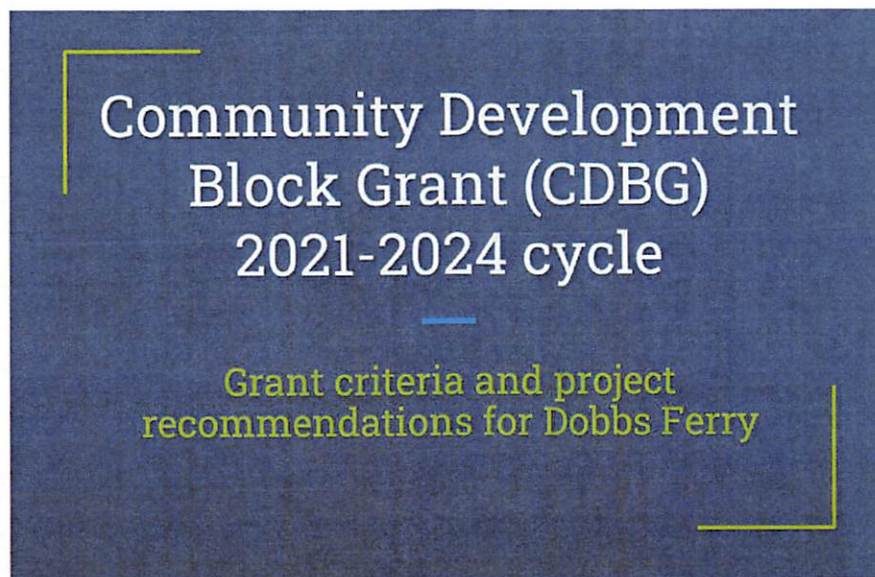
Mayor Rossillo said we appreciate the efforts of the Dobbs Ferry Police Department. Mayor Rossillo congratulated and thanked the honorees and all the people who dedicate themselves to our well being. Mayor Rossillo said your efforts are greatly appreciated.

Presentations: Presentation on CDBG Grant Application Projects for Review

Mr. Leins said we are currently in the midst of preparing the 2021 applications for the next cycle of the Community Development Block Grant, (CDBG) program and that is for the 2022 through 2024 years.

Mr. Leins said he is going to present a general overview of the CDBG for the Board of Trustees and the public. Mr. Leins said joining us this evening are Ms. Kendra Garrison/Superintendent of Recreation, who will be speaking about the actual programs that we have put together for this year so far, Mr. George Pommer/Village's Consulting Engineer, and Ms. Fiona Matthew/Grants Administrator.

Mr. Leins displayed the following slides and discussed the CDBG parameters and possibilities:



CDBG Grant: Criteria and Priorities

Projects must accomplish one of the following National Objectives:

- Benefit low/moderate income (LMI) persons
- Eliminate or prevent slums and blight
- Meet an urgent need of recent origin

Funded community development activities in Westchester include projects designed to revitalize neighborhoods, improve housing, promote economic development, promote fair housing, and support community facilities and services.

CDBG Grant: Criteria and Priorities

Richard Leins

Every project must benefit individuals or households, 51% of whom qualify as Low or Moderate Income as defined by the Department of Housing and Urban Development (HUD).

Low/Moderate Income households are those making between 50% and 80% of Area Median Income (AMI) as defined by HUD which in Westchester is \$125,800 for a family of four.

In Dobbs Ferry, we have two census block groups that meet HUD qualifications, meaning more than 51% of households earn less than 80% of AMI.

CDBG Grant: Criteria and Priorities

Richard Leins



In Dobbs Ferry, the two census block groups that meet HUD criteria are located around our two parks



CDBG Grant: Criteria and Priorities

Objectives and outcomes prioritized in the application process:

Suitable Living Environment – Activities that benefit communities, families, or individuals by addressing issues in their living environment;

• **Decent Housing** – Housing activities that meet family or community needs.

• **Creating Economic Opportunity** – Activities related to economic revitalization, commercial rehabilitation and job creation.

Availability/Accessibility – Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does NOT refer only to physical barriers.

• **Affordability** – Activities that provide affordability in a variety of ways. It can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

• **Sustainability** – Activities that promote livable or viable communities and neighborhoods by providing services or by removing slums or blighted areas.

CDBG Grant: Key Facts

- Federal funds administered by Westchester County Planning Department
- Application due June 25, 2021
- 2021 application covers projects for the next three years, May 2022- May 2024
- Projects require 50% match from the municipality
- Each municipality can apply for up to 4 applications of \$250,000 each
- Non-profits within a municipality can apply for up to four applications separately
- Dobbs Ferry eligible to apply through membership in the Westchester Urban County Consortium
- Gould Park Playground is funded through a CDBG grant.

Mr. Leins said he is going to turn this over to Ms. Garrison and she will speak of the two projects that we are coming in with. Mr. Leins said we will be scheduling a public hearing for later in the month and there will be an opportunity for the public to have input at a public session, so there will be two opportunities for the public and for the Board to consider this and any other potential projects.

Ms. Garrison displayed the following slides and discussed the projects that the Village is considering:

Project recommendations:

1) Memorial Park Spray Pad

Replacement of the long defunct wading pool outside of the Memorial Park office building with a spray pad for children.

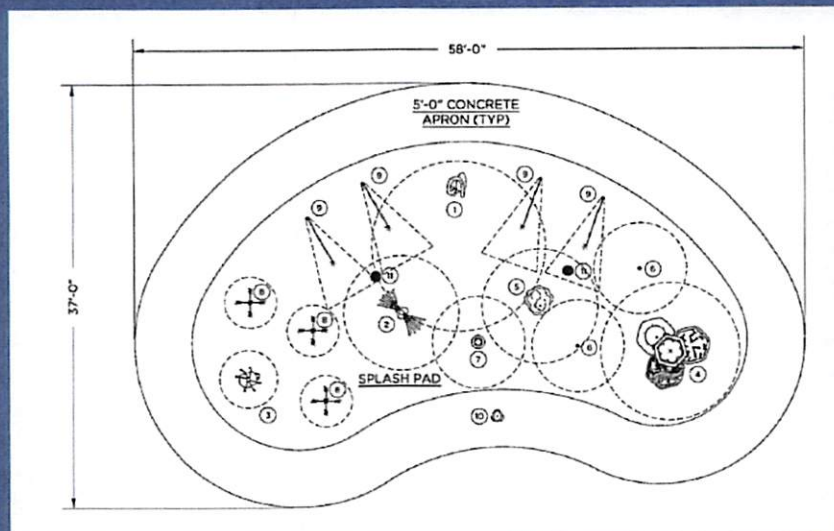
1) Gould Park Stormwater Management/ Park Access Staircase

A project combining a staircase from Ashford to the new Gould Park playground with necessary stormwater management improvements to protect the park's assets.

Memorial Park Spray Pad



Memorial Park Spray Pad



Memorial Park Spray Pad



Memorial Park Spray Pad

Cost Estimate for Memorial Park Spray Ground for Village of Dobbs Ferry - Hahn Engineering

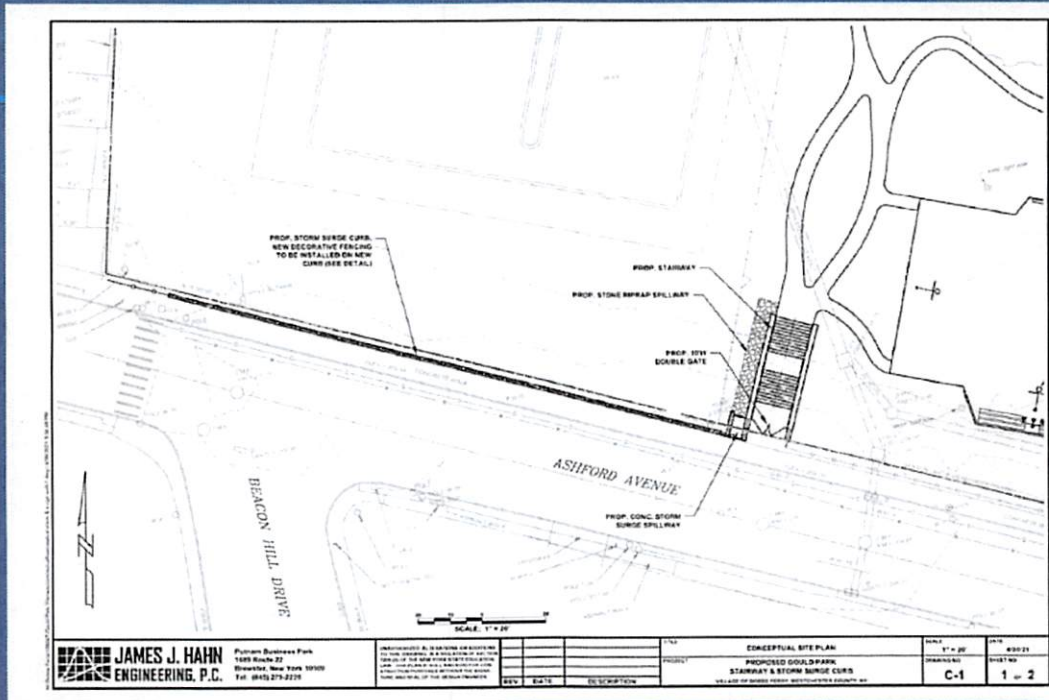
Item #	Bid Item	Unit	Est. Quantity	Unit Price	Total Cost
BFA	Backflow Preventer Assembly	EA	1	\$ 5,000.00	\$ 5,000.00
CB	Catch Basin	EA	1	\$ 3,000.00	\$ 3,000.00
CPP	Corrugated Plastic Pipe (15" Dia.)	LF	100	\$ 80.00	\$ 8,000.00
CSG	Crushed Stone or Gravel (3/4" Gravel)	CY	50	\$ 70.00	\$ 3,500.00
CSG	Crushed Stone or Gravel (Item 304)	CY	100	\$ 70.00	\$ 7,000.00
DR	Demolition and Removals	LS	1	\$ 30,000.00	\$ 30,000.00
ELE	Electrical	LS	1	\$ 25,000.00	\$ 25,000.00
MPT	Maintenance & Protection of Traffic	LS	1	\$ 5,000.00	\$ 5,000.00
MS	Mechanical Plumbing & Control Panel	LS	1	\$ 18,000.00	\$ 18,000.00
PVC	PVC Pipe (1" Water Distribution)	LF	200	\$ 35.00	\$ 7,000.00
PVC	PVC Pipe (6" Sanitary)	LF	150	\$ 35.00	\$ 5,250.00
RC	Reinforced Concrete	CY	30	\$ 150.00	\$ 4,500.00
R	Restoration	NP	1	\$ -	\$ -
SCP	Saw Cutting Pavement	NP	1	\$ -	\$ -
UFG	Unclassified Excavation, Filling & Grading	CY	130	\$ 70.00	\$ 9,100.00
WPF	Water Play Features	LS	1	\$ 40,000.00	\$ 40,000.00
WSL	Water Service Line (2.5" Copper)	LF	100	\$ 75.00	\$ 7,500.00
Sub-Total					\$ 177,850.00
3% Surveying					\$ 5,340.00
8% Design					\$ 14,230.00
5% Construction & Inspection					\$ 8,890.00
20% Contingency					\$ 35,570.00
TOTAL ESTIMATED COST OF CONSTRUCTION					\$ 241,880.00
2021 TOTAL ESTIMATED COST OF CONSTRUCTION					\$ 251,650.00

Gould Park Storm Surge Barrier/ Staircase

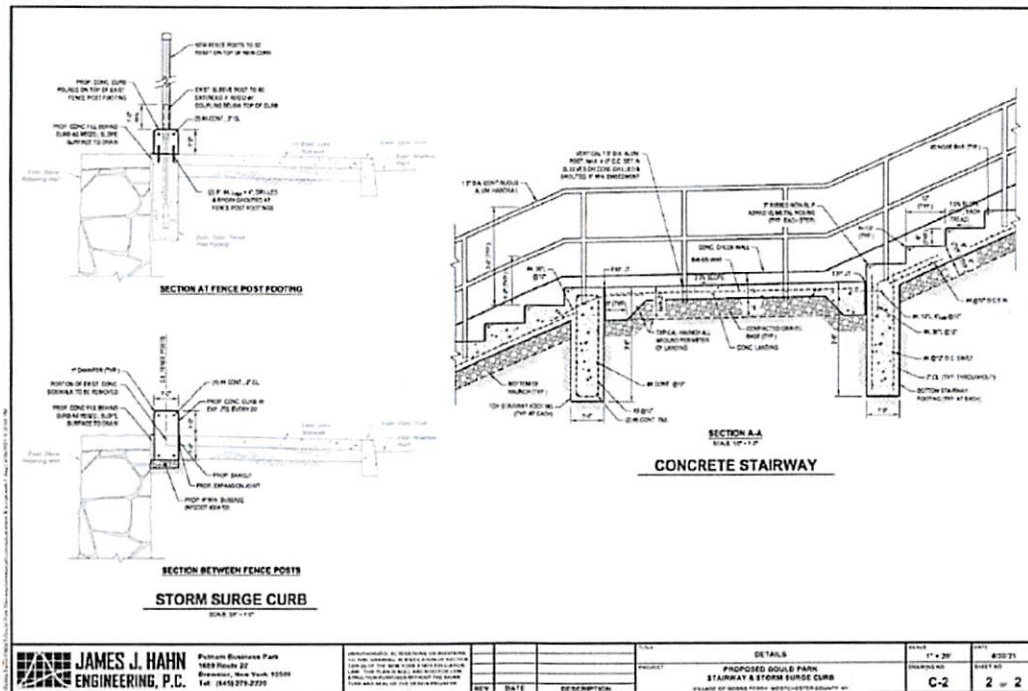


July 2020

Gould Park Storm Surge Barrier/ Staircase



Gould Park Storm Surge Barrier/ Staircase



Gould Park Storm Surge Barrier/ Staircase

Preliminary Cost Estimate: Gould Park Stairs/ Stormwater diversion

SPEC. SECT/ITEM	EST. QUANT.	UNIT	UNIT PRICE	QUANTITY X UNIT PRICE
SSCC Storm Surge Concrete Curbs	190	LF	\$75.00	\$14,250.00
CSG Furnish and Place Crushed Stone or Gravel (Item 203.20-Grave	LS	LS	\$10,000.00	\$10,000.00
DR Demolition and Removal	LS	LS	\$15,000.00	\$15,000.00
ESC Erosion Control Devices	LS	LS	\$2,000.00	\$2,000.00
HR Handrails	93	LF	\$90.00	\$8,370.00
HR-A Handrails and Gate - Aluminum (Includes Reuse Existing Fence	233	LF	\$140.00	\$32,620.00
RR Riprap (4")	25	SY	\$30.00	\$750.00
R Restoration	NP	NP	NON PAYMENT	NON PAYMENT
RCS Reinforced Concrete Steps-Including concrete landing slab and	48	CY	\$1,500.00	\$72,000.00
SCP Saw Cutting Concrete and Pavement	NP	NP	NON PAYMENT	NON PAYMENT
UFG Unclassified Excavation, Filling and Grading	LS	LS	\$15,000.00	\$15,000.00
UFG Unclassified Excavation, Filling and Grading (Import Fill)	30	CY	\$50.00	\$1,500.00
Subtotal				\$171,490.00
Engineering (10%)				\$17,149.00
Contingency (15%)				\$25,723.50
Total				\$214,362.50

Trustee Knell said she would like to hear from Ms. Matthew in terms of what she thinks our chances are based on all the work that she has done for us in the past for grant writing for these two projects.

Ms. Matthew said the County's focus with CDBG money is to spread it to all the members of the consortium. Ms. Matthew said they like to prioritize communities with higher low and moderate income populations. Ms. Matthew said for those two reasons she thinks it's most likely that the Village of Dobbs Ferry would receive one grant award and she thinks two grant awards would be a huge win for Dobbs Ferry. Ms. Matthew said she thinks one grant award is likely. Ms. Matthew said she thinks we should submit at least two grant applications to show that there are many projects that need doing.

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

Mayor Rossillo thanked Mr. Leins and Ms. Garrison for the presentation.

Courtesy of the Floor

No one present addressed the Board.

Discussion regarding Juneteenth and Pride events

Ms. Aisha Williams sent the following e-mail dated May 5, 2021 to Ms. Alissa Fasman/Secretary to the Village Administrator:

From: Aisha Williams [<mailto:dobbshrd12@gmail.com>]
Sent: Wednesday, May 5, 2021 3:53 PM
To: Alissa Fasman <afasman@dobbsferry.com>
Cc: DobbsHrd9@gmail.com; Maura Daroczy <TrusteeDaroczy@dobbsferry.com>; Liz Dreaper <ldreaper@dobbsferry.com>; Village Administrator <villageadministrator@dobbsferry.com>; Vincent Rossillo <MayorRossillo@dobbsferry.com>
Subject: Re: Human Rights and Diversity Committee events

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

Dear Alissa,

Here are the proposed plans from the Human Rights and Diversity Committee. We tried to obtain as much information as possible and will be able to supply further information as more details become available.

Best,
Aisha

Children's Village Juneteenth Celebration

- **Date/Location:** Tentatively on Thurs June 17th from 12-5pm at the Children's Village.
- **Partnership Objective:** To develop a partnership and bridge the gap between residents of CV and Village of DF. It is important to host the event on CV's campus, which sends the message that DF embraces CV residents and validates their existence as community members.
- **Partnership Requirements:** No financial obligation. CV requests support with promoting the event and also positioning CV as a positive impact on youth. HRD can help source media coverage and also DF residents/students who may be interested in offering their talents as performers -- ie speakers, musicians, dancers which are authentic to African American heritage and art forms.
- **Logistical Details:** CV can accommodate approximately 20 DF attendees within a tented area. HRD recommends attendees include stakeholders, such as Mayor Rossillo, Senator Andrea Stewart-Cousins, George Latimer, Tasha Young, etc, as well as DF residents and organizations who serve as community advocates including St. Christopher's. The event could be livestreamed, offering virtual access to all.

Irvington Juneteenth Celebration Rally: In addition to the partnership with CV above, HRD is working to obtain further details for a co-sponsorship with Irvington for their event on June 19th. This event would allow for more DF residents to attend.

Greenburgh Human Rights Committee Pride Rally

- **Date/Location:** Sat June 26th from 3-5:30pm at Patriots Park in Tarrytown.
- **Objective:** To highlight LGBTQ voices and talents (performers, music, vendors) in a display of unity to create more support and awareness of the needs of the LGBTQ community in the region.
- **Co-Sponsorship Requirements:** Can include monetary support or donations of goods/services. No financial obligation required. Dobbs HRD members can volunteer by helping to plan and promote the event and source talent. Dobbs HRD also recommends we draft a joint statement of support for the event and LGBTQ community.
- **Logistical Details:** Greenburgh HRC is seeking talent, including speakers, poets, activists, entertainers, musicians from the LGBTQ community; allies and parents who have supported their kids coming out; LGBTQ organizations that would like a presence/table at the event; and other event co-sponsors. Next planning meeting will be May 13th from 5:30-7pm.

Ms. Aisha Williams was present.

Ms. Williams discussed the plans for the Juneteenth event. Ms. Williams said on June 17th The Children's Village is planning their Juneteenth event and the Human Rights & Diversity Committee, (HRDC), wants to partner with The Children's Village, to support and publicize for the event. Ms. Williams said because of size limitations and COVID protocols there is only room for twenty Dobbs Ferry attendees.

Ms. Williams said another opportunity that they are looking at is a partnership with Irvington and their Juneteenth celebration which will take place on June 19th from 2:00 p.m. – 5:00 p.m. Ms. Williams said they are not looking for a financial obligation, it's really more community support, setting up for the event and publicity and promotion of the event.

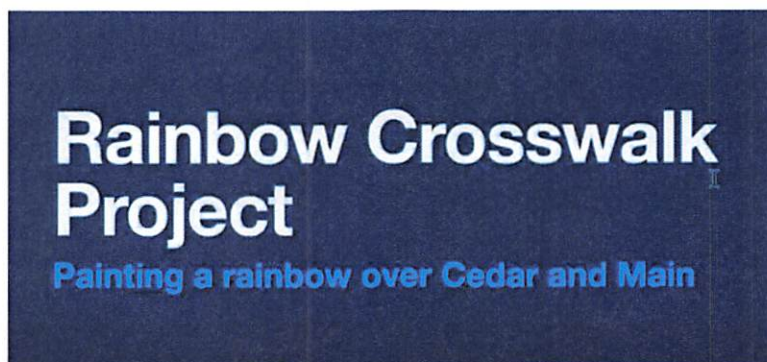
Ms. Williams said the Greenburgh Human Rights Committee is hosting a Pride Rally in celebration of the LGBTQ community and their voices and talents, and just building support for this community. Ms. Williams said with this partnership no monetary support is required, but they are looking for donation of services and goods, and promotion of the event.

Mayor Rossillo thanked Ms. Williams and said all of the events seem really worth our support.

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

Trustee Daroczy said the HRDC has a meeting tomorrow and they will be discussing the events in more detail and she will share that with the Board.

Trustee Knell discussed painting a rainbow crosswalk and displayed the following slides:



What

Project description and context

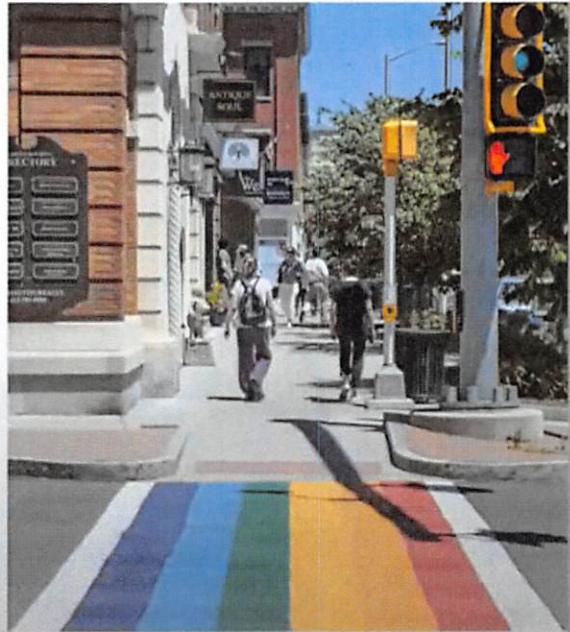
Approving Dobbs Ferry
DPW procurement of
appropriate materials and
labor to paint a rainbow
pattern over one crosswalk
at Cedar and Main Streets

Why

Reasons to support a rainbow crosswalk at Cedar and Main

Social benefits

- Symbol of equality, unity, respect, acceptance, hope, pride
- Demonstrates Village support and commitment to diversity and inclusion
- Creates a sense of belonging for all members of our community, especially the youth



Why

Reasons to support a rainbow crosswalk at Cedar and Main

Economic benefits

- Enhances beautification of downtown to help attract customers to our businesses
- Establishes Dobbs Ferry as a visitor destination
- Encourages foot traffic between the two sections of downtown—Cedar and Main Streets

Infrastructure benefits

- Placed strategically to encourage parking in new 99 Cedar lot
- Connects to newly renovated Cedar St. sidewalk and stairs

Safety benefits

- Encourages crossing at that crosswalk rather than jaywalking on south part of intersection
- Draws motorists' attention of potential crossing pedestrians

Environmental benefits

- Highlights a walkable downtown as a priority for the Village

Where

The west side of Cedar and Main Streets



Considerations

What to think about in terms of implementation

Cost

- Research shows estimates from \$3,600 to \$12,600
- Consider labor and security costs for execution of project

Safety and Location

- Does it distract drivers or raise awareness of pedestrians?
- There's already a stop sign and often a crossing guard at this particular crosswalk.

Timing

- When was it last painted?
- How long would the street be closed, and how would that impact traffic?

Legal Issues

- News articles report the federal government (FHA) has requested removal of other such crosswalks

Precedent

- If allowed for this, will we set a precedent that other crosswalks can be decorated?

Research

Article from October 7, 2019:

Dongho Chang, Seattle's traffic engineer, said his department had been monitoring areas where nontraditional crosswalks were installed. "There were no reported collisions involving pedestrians at the colorful crosswalks during the first year," he said, though there were pedestrian collisions at nearby traditional crosswalks.



The New York Times

The Government Says Rainbow Crosswalks Could Be Unsafe. Are They Really?

Ames, Iowa, is only the latest city to be chided for pavement painted in pride colors, but some experts say the available research doesn't support the Federal Highway Administration's concerns.

Contacts

Other municipalities willing to discuss their experiences

Dean Dafis
Deputy Mayor
Township of Maplewood, NJ

Mark Pruhenski
Town Manager
Town of Great Barrington, MA

Trustee Patino said he supports this endeavor and the cost and timing are minor hurdles. Trustee Patino said he would be happy to help in some way and may be able to help getting the materials.

Ms. Williams said she thinks it's fabulous and the HRDC will be discussing how to turn it into an educational opportunity, and that one idea was to add a story walk component.

Mayor Rossillo asked the Police Chief what he thought.

Chief Guevara said he would have to look into it a bit more.

Trustee Sullivan said it's a great in concept and we can look at historical data from other communities who have done this.

Mayor Rossillo said Ms. Dickson will have to look into this as well.

Ms. Dickson said we can contact communities to see the depth of the research that they did, and the need for being cognizant of the safety aspect, and further things she would like to know is how long it takes for the paint to wear, is it something that you would like to keep in place for a while, is it a temporary thing, so there are many aspects of this to consider. Ms. Dickson said we would have to get quotes to satisfy the procurement requirements.

Trustee Taylor said it's a good idea and it really says something that matters and it is very consistent with what we are trying to convey to the world.

Deputy Mayor Cassell said she doesn't think it requires Department of Transportation approval because it is on a Village street. Deputy Mayor Cassell said the rainbow flag is not just a symbol for gay pride, it was also initiated as the Rainbow Coalition flag at one time. Deputy Mayor Cassell said it's a unity flag in addition to being a gay pride flag, a unity and diversity flag.

Trustee Daroczy said she loves all the input from everyone, and she thinks the timing of the way that the meetings are falling is perfect, because with all of your input we will have that for the discussions tomorrow. Trustee Knell will be joining at the beginning of the meeting and she love the initiative that Trustee Knell created with this. Trustee Daroczy it's a good opportunity for us to look at all the different ideas and different things that we can do. Trustee Daroczy said once the safety and all of the other elements are discussed this is definitely something that she would love for us to pursue doing.

Mayor Rossillo said with will look for the Human Rights & Diversity Committee to comment on it, and then we can run it by the Traffic Committee, and Ms. Dickson and Chief Guevara can look further at it as well, and Mr. Leins and Mr. Chuhta can deal with the money part.

Mayor Rossillo said thanked Trustee Knell and Ms. Williams.

Ms. Dickson said it is certainly helpful that it is at a stop street and not one of the crosswalks in the middle of the block.

Discussion of Commission on Accreditation for Law Enforcement Agencies (CALEA) and appointment of a Police Lieutenant

Police Chief Guevara send the following memorandum dated May 6, 2021 to Mayor Rossillo, The Board of Trustees, Mr. Richard Leins/Interim Village Administrator and Ms. Elizabeth Dreaper/Village Clerk:



POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY
112 Main Street • Dobbs Ferry, New York 10522
Telephone (914) 693-5500 • Fax (914) 693-2040



To: Mayor Vincent Rossillo and Board of Trustees
Richard Leins, Interim Village Administrator
Liz Dreaper, Village Clerk

From: Manuel R. Guevara, Chief of Police

Subject: Authorize the Chief of Police to enter into an agreement with the Commission on Accreditation for Law Enforcement Agencies (CALEA)

Date: May 6, 2021

Upon conclusion of the New York State Police Reform and Reinvention Collaborative, per Executive Order 203, one of the recommendations coming from the Dobbs Ferry Police Reform Committee, was the pursuit of an additional accrediting body.

Although the Dobbs Ferry Police Department has been accredited via NY State's Division of Criminal Justice Services since 1994, a secondary layer of accreditation is being sought to enhance the departments' rules and regulations.

The Commission on Accreditation for Law Enforcement Agencies (CALEA) was created in 1979 through the efforts of law enforcement's four major executive associations:

International Association of Chiefs of Police (IACP)

National Organization of Black Law Enforcement Executives (NOBLE)

National Sheriff's Association (NSA)

Police Executive Research Forum (PERF)

CALEA offers two levels of accreditation. *The Tier 1, Law Enforcement Accreditation* is composed of **181 standards**. According to the CALEA website, "The Law Enforcement Accreditation process focuses on standards that provide best practices related to life, health, and safety procedures for the agency. These standards are considered foundational for contemporary law enforcement agencies. The program provides the framework for addressing high risk issues within a

contemporary environment, and ensures officers are prepared to meet basic community service expectations and prepared to manage critical events.(1)”

Tier 2 is the Advanced Law Enforcement Accreditation. This program is composed of 459 standards. According to the CALEA website, “The Advanced Law Enforcement Program is specifically designed for elite organizations striving to demonstrate professional excellence within a comprehensive range of operational and administrative functional responsibilities.”

“Agencies participating in this program are prepared for the management of life, health and safety issues, ensuring issues ranging from community engagement to sound personnel practices are addressed.

“Advanced Law Enforcement Accreditation results in a highly performing organization with the capacity to address any operational or administrative challenges, and serve as an industry leader. (1)”

Achieving either tier of this accreditation program will be no small feat, but it will demonstrate the Dobbs Ferry Police Department’s commitment to continuous improvement and development in police services to the residents of Dobb Ferry.

With this in mind, I request approval to complete and submit an Enrollment Package Request to CALEA with the one-time application fee of \$11,450. This will enable your Police Department to begin the Self-Assessment process to become nationally accredited.

CALEA allows a period of up to three years to achieve compliance with the program. Upon completion of this step, the Dobbs Ferry Police Department would request that this agency be assessed by CALEA assessors. It is at this point that the one time on-site assessment fee would be charged to this municipality. That fee is approximately \$5,500.

Upon being awarded with accreditation, the annual fee going forward would be approximately \$4,600 per year.

To recap, fees for the program are as follows:

- 1) One Time Application fee - \$11,450
- 2) Initial One Time On-Site Assessment Charge – approximately \$5,500
- 3) Annual Continuation Fee (occurs after the agency has received its initial accreditation award) – approximately \$4,600 per year

I have attached copies of CALEA’s Accreditation fee schedule for further information as well as a list of CALEA’s Standards Titles and Benefits List for your perusal.

I thank you for your assistance in this matter.

(1) <https://www.calea.org/law-enforcement>

Police Chief Guevara discussed the CALEA Accreditation and steps that need to be taken as part of the process. Chief Guevara said he would like to begin the process of moving forward. Chief Guevara said with Mr. Chuhta’s assistance he would like to get this on the May 25, 2021 agenda for approval, because there will be an initial outlay of costs. Chief Guevara said the promotion of a Police Sergeant to Police Lieutenant is part of the process. Chief Guevara said this is a major undertaking and that only five Police Departments in the State have the CALEA certification. Chief Guevara said there are two tiers involved. Chief Guevara said he will need the Clerk’s assistance with civil service because they have to approve the creation of the Police Lieutenant position, as well as the certifying list. Chief Guevara said the initial application fee is approximately \$11,450.00 and that we can apply for a waiver. Chief Guevara said after that we would begin

working on policy procedures to incorporate our current New York State standards with the CALEA to create one unified department manual. Chief Guevara said once we believe we are ready for assessment we would petition the CALEA organization itself and that is when the 2nd assessment charge, which is approximately \$5,500.00, is charged. Chief Guevara said the initial upfront cost is the application fee. Chief Guevara said we have up to three years to achieve the CALEA accreditation standard and that is when the \$5,500.00 assessment fee is charged, and after that our maintenance fee going forward is approximately \$4,600/year. Chief Guevara said currently the difference in the Police Sergeant and Police Lieutenant pay is \$15,871.00. Chief Guevara said Scarsdale is the only Police agency in this County that has been CALEA accredited since the late 1980's. Chief Guevara said we would like to stand beside them and be leaders in law enforcement.

A discussion was held and Chief Guevara addressed questions from the Board.

Mayor Rossillo polled the Board and the Board was in favor of moving forward with this.

Mayor Rossillo said to put this on for the next agenda so we can move forward.

Chief Guevara thanked Mayor Rossillo.

Discussion of Sewer Rent - potential postponing of levy of open/past due charges

Memorandum dated May 5, 2021 from the Office of the Treasurer and the Office of the Village Administrator to Mayor Rossillo and the Board of Trustees is as follows:

Village of Dobbs Ferry

Mayor
Vincent Rossillo

Board of Trustees
Donna Cassell – Deputy Mayor
Maura Daroczy
Christy Knell
Michael Patino
Nicole Sullivan
Lawrence Taylor



Interim Village Administrator
Richard Leins

Village Treasurer
Jeff Chuhta

Village Clerk
Elizabeth Dreaper

Village Justice
David Koenigsberg

MEMORANDUM

From: Office of the Treasurer, Office of the Village Administrator

To: Mayor Rossillo and the Board of Trustees

Re: Sewer Rent accounts in arrears, postponement of re-levy

Date: May 5, 2021

In March 2020, the Village established a Sewer Rent program in order to more equitably distribute the costs of maintaining and operating the Village's sanitary sewer system. The billing cycle for the new program began in June 2020, and the first bills arrived for Dobbs Ferry homeowners and institutions in October 2020. We currently have more than 600 accounts in arrears in the Village. Delinquent accounts become a lien on the real property and may be re-levied as Village taxes. Due to the hardships imposed by the COVID pandemic the Village could consider deferring the re-levying of delinquent sewer accounts as part of the 2021-22 Village tax bill. This would provide some relief to taxpayers experiencing financial hardship, while providing the opportunity for additional communications with those in arrears in the event the non-payment is a result of lack of understanding of the nature of the new program. In light of the above, it is the recommendation that the Village postpone the re-levy of these accounts until the 2022 tax roll to give additional time to rectify the delinquency. The Village attorney investigated the question and determined that the Village has the option to re-levy the outstanding amounts on future tax rolls.

Mr. Leins said the Sewer Rent Program was implemented last year and it was a brand new program. Mr. Leins said there are certain arrears that have taken place, where for one reason or another where people were not aware of the requirement to pay and/or they may have been entitled to an exemption under the law, but that has not yet been fully processed. Mr. Leins said at this point normally if you have a water charge or sewer rent that's in arrears you have the opportunity to re-levy it and make it part of the next ensuing tax bill, that is your option, however there was some thought because there's an outstanding amount and perhaps some confusion about the program and also the fact that some people may ultimately be entitled to an exemption, but it hasn't been processed yet, there was some thought that rather than re-levy the arrears from this particular last year, you might wait another year and give the program an opportunity to shake down rather than create additional hardship, perhaps for people under fiscal distress. Mr. Leins said you have that option and it has been thoroughly researched by our counsel and it think it is recommended by the Administration and also the Treasurer's office.

A discussion was held and Mr. Leins and Ms. Dickson addressed questions from the Board.

Mr. Leins said you're not waiving anything, it's just a time delay.

Ms. Dickson said this would roll into next years and then two year's worth of arrears can be re-levied and collected in the nature of taxes, according to the law.

Mr. Chuhta said there are 600 accounts, and about \$67,000 in dollars that are outstanding.

Mayor said are we all ok on this, so that's what we will do.

Discussion of proposed pilot program for daily parking at Waterfront Park

Police Chief Manuel Guevara gave the following presentation:



Waterfront Parking: Current context for residents

Resident opportunities for Waterfront parking:

- **Annual Commuter Permit:** allows permit holders to park within the lot in any space excluding the designated Recreation spaces which are reserved for holders of the annual Recreation Permit.
- **Annual Recreation Permit:** allows residents to park in 18 designated spaces for up to 4 hours on weekdays. Saturdays, Sundays and holidays, permit holders can park anywhere within the lot.
- **Daily permits:** Residents can get a daily parking pass at the police station with a valid registration. Cost: \$5, \$2 for seniors.

Waterfront Parking: Current context for non-residents

Non-resident opportunities for Waterfront Parking

- **Non-resident Commuter Permit:** 65 spaces for Ardsley residents, distributed by Ardsley Village Hall. If those permits not sold out, Board has allowed Village to open to other non-residents. Cost: \$1325
- **Non-resident Seasonal Permit:** From May 1- Oct 31, allows parking on weekdays 5:00 pm to 2:00am and on Saturdays, Sundays and holidays except July 4th from 5:00am to 2:00am. Cost: \$100
- **Non-resident Daily Permit:** Non-residents can purchase a daily pass at the police station allowing them to park from 5pm to 2am on weekdays, and 5am to 2am on weekends and holidays excluding the 4th of July. Cost: \$10 weekdays, \$15 weekends.
- **Hudson Social:** 12 spots for anyone dining at Hudson Social (residents and non-residents)
- **MTA:** 25 spots for free parking on the weekends for anyone (residents and non-residents)

Daily parking permits: the challenge

1. **Hours and location:** We have transferred responsibility for parking permits out of the police department and to 2nd floor administrative offices. Administrative offices are open on a limited basis (8:30am - 4pm), but commuters often need daily permits at odd hours.
2. **Convenience:** Paying for and picking up a permit on-site at a kiosk or via an app when you go to park is more convenient than making a stop en route.
3. **Re-purposing kiosk:** The parking lot at 99 Cedar is underutilized, and not efficient use of the the wireless service to operate it that costs ~ \$40/month. Moving the kiosk to Waterfront park would be a more efficient use of the kiosk.

Daily Parking Pilot Program Proposal

- Allow daily parking permits to be purchased at a Waterfront park kiosk or via the ParkMobile app.
- Cost will be \$10/day on weekdays, \$15/day on weekends.
- Signage will be posted indicating daily parking restrictions:

Weekdays: Residents only 5am-5pm, Non-residents 5pm-2am

Weekends and holidays except July 4th: 5am - 2am for all

(residents may use Recreation permit to park on weekends without restriction).

- Seniors will continue to have the opportunity to purchase daily permits at Village Hall for \$2 during office hours, 8:30am - 4pm.
- Pilot will last one year, and we can reassess after COVID

Pros and Cons

Pros:

- Convenient to pay at kiosk or using mobile phone.
- Relieves police department of having to issue daily permits
- Residents do not need to pay on weekends if they have a recreation permit, so may increase revenue on dailies from non-residents if we make it easier to pay.

Con:

- Moving the kiosk from 99 Cedar Street will cost \$1730.
- Raises price on daily permits for residents.
- Enforcement challenging to distinguish between residents and non-residents. Relying on signage and spot-checks.

A discussion was held and Chief Guevara, Mr. Leins, Ms. Dickson and Ms. Fasman addressed questions from the Board.

Mayor Rossillo said let's get this ready for the next meeting.

Mayor Rossillo thanked Chief Guevara and Ms. Fasman.

Consider a resolution to award the contract for cleaning service for the Dobbs Ferry Public Library to the lowest bidder, T & A Cleaning, for a monthly fee not to exceed \$1,450.00/Month

Ms. Elizabeth Hobson/Library Director sent the following memorandum dated May 3, 2021 to Mayor Rossillo and the Board of Trustees:



**VILLAGE OF DOBBS FERRY
DOBBS FERRY PUBLIC LIBRARY**

Memorandum

To: Mayor Rossillo and the Board of Trustees
From: Elizabeth Hobson, Library Director
Subject: Award of Contract for Cleaning Service
Dobbs Ferry Public Library
Village of Dobbs Ferry, NY
Date: May 3, 2021

The following bids were received for cleaning services for the Dobbs Ferry Public Library:

Building Stars	\$ No Bid
ARCO Cleaning	2,685.00 / Month
Cover All	1,519.00 / Month
Vanguard	1,650.00 / Month
Y.E.S Enterprises	1,925.00 / Month
Anago Cleaning Systems	2,285.00 / Month
S&F Cleaning	1,500.00 / Month
T & A Cleaning (Current Vendor)	1,450.00 / Month

I recommend using T & A Cleaning for a monthly fee not to exceed \$1,450.00/ Month

Trustee Sullivan offered the following resolution which was seconded by Trustee Daroczy:

RESOLUTION 36-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
AWARDING THE BID FOR THE CLEANING CONTRACT FOR THE DOBBS FERRY PUBLIC
LIBRARY**

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Dobbs Ferry hereby authorizes awarding the cleaning contract for the Dobbs Ferry Public Library for fiscal year 2022 to the lowest bidder, T & A Cleaning for an amount not to exceed \$1,450.00 per month

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Consider a resolution to accept a donation in the amount of \$500.00 from Good Motion Pictures

Ms. Kendra Garrison/Superintendent of Recreation sent the following memorandum dated May 3, 2021 to Mayor Rossillo and the Board of Trustees:



DOBBS FERRY
— NEW YORK —

Parks & Recreation Department

Kendra Garrison, CPRP
Superintendent of Parks & Recreation
kgarrison@dobbsferry.com

105 Palisades Street
Dobbs Ferry, NY 10522
(914) 693-0024

MEMO

To: Mayor Rossillo & Board of Trustees
CC: Richard Leins, Interim Village Administrator
Jeff Chuhta, Village Treasurer
From: Kendra Garrison, Superintendent of Recreation
Date: May 3, 2021
Re: Park Donation

I am seeking approval for the Board to accept a donation in the amount of \$500.00 for the Recreation Department, from Good Company Pictures, LLC for potential use at Memorial Park basketball courts.

Ms. Kendra Garrison/Superintendent of Recreation said Good Company Pictures used Memorial Park for a film shoot and wanted to make a donation to the Recreation Department.

Trustee Knell offered the following resolution which was seconded by Trustee Patino:

RESOLUTION 37-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
ACCEPTING A DONATION IN THE AMOUNT OF \$500.00 FROM GOOD MOTION PICTURES**

NOW THEREFORE BE IT RESOLVED that the Board of Trustees accepts a donation in the amount of \$500.00 from Good Motion Pictures for potential use by the Recreation Department.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Consideration of a Planning Board Referral of Proposed Zoning Code Changes – MDR-2;
and consider a resolution to schedule a public hearing for consideration of a Local Law on
proposed amendments to the Village Zoning text, map and table**

Mr. Stephen Hunter/Planning Board Chairman sent the following proposed Zoning Code Update to the Board of Trustees:

RE: Proposed Zoning Code Updates

To the Village of Dobbs Ferry Board of Trustees,

I am sending this letter on behalf of the Dobbs Ferry Planning Board to refer three proposed zoning code updates to the Village Board. Enclosed below, we have provided a summary of the proposed zoning code updates as our recommendation for the Village Board to adopt these revisions. The proposed action involves revisions to the Village of Dobbs Ferry zoning map, zoning text, and revisions to area and bulk tables. There are three components of the proposed revisions:

- 1. Zoning map changes**
 - a. Relocate the boundary between the OF-4 and MDR-1 that currently runs down the center of Maple Street.**
 - b. Rezone the property at the northwest corner of Rochambeau Avenue and Broadway from MDR-1 to B.**
- 2. Zoning text changes**
 - a. Adopt the Character Guidelines for Palisade Street.**
- 3. Area and bulk tables**
 - a. Revisions to Appendix B: Dimensional Tables.**

The Planning Board has been considering each of the components of these proposed changes over the course of several meetings. Our members have conducted analysis of each of these changes to better understand their impacts and avoid unintended consequences. We held a public hearing on April 8, 2021 on these proposed changes. There was one public comment during the public hearing, which was in favor of the proposal.

Collectively, we believe the proposed updates will achieve three key objectives:

- 1. Reduce pre-existing non-conformities and better align zoning with existing development practices.**
- 2. Improve design outcomes for new development on Palisade Street.**
- 3. Clarify the intent of the Dimensional Tables in the zoning code.**

The following summarizes the proposed zoning code updates.

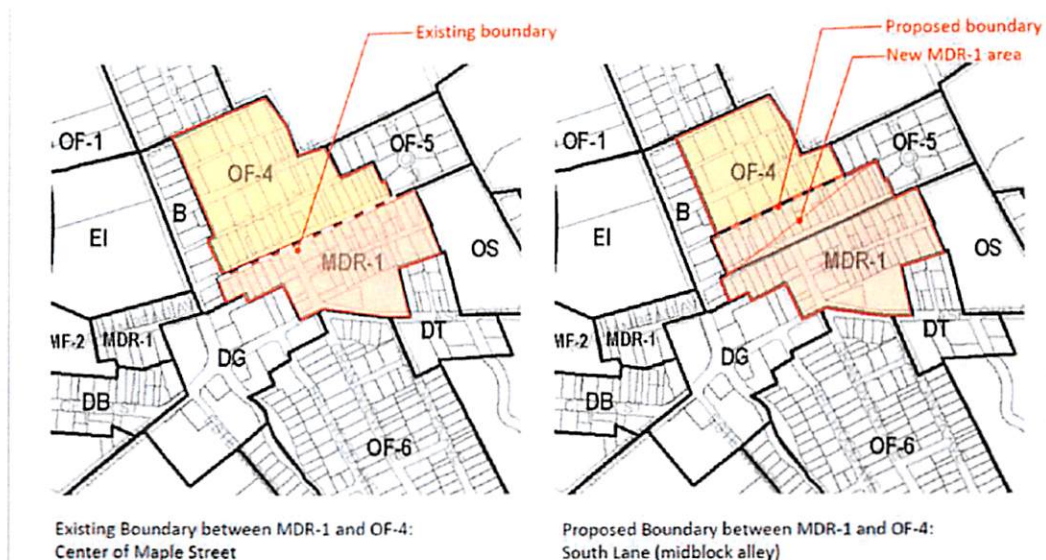
1. Zoning map changes

Zoning map changes are proposed to modify the Village of Dobbs Ferry zoning map to reflect existing built pattern. There are two proposed map changes included in the proposed action. Both of these changes will reinforce existing development patterns and reduce existing non-conformities, but they will not result in any new development that is different in scale or use as compared to existing development.

Relocate the boundary between the OF-4 and MDR-1 that currently runs down the center of Maple Street (between South Broadway and Park Road). This existing zoning district boundary splits the parcels on the north and south sides of Maple Street into different zoning districts

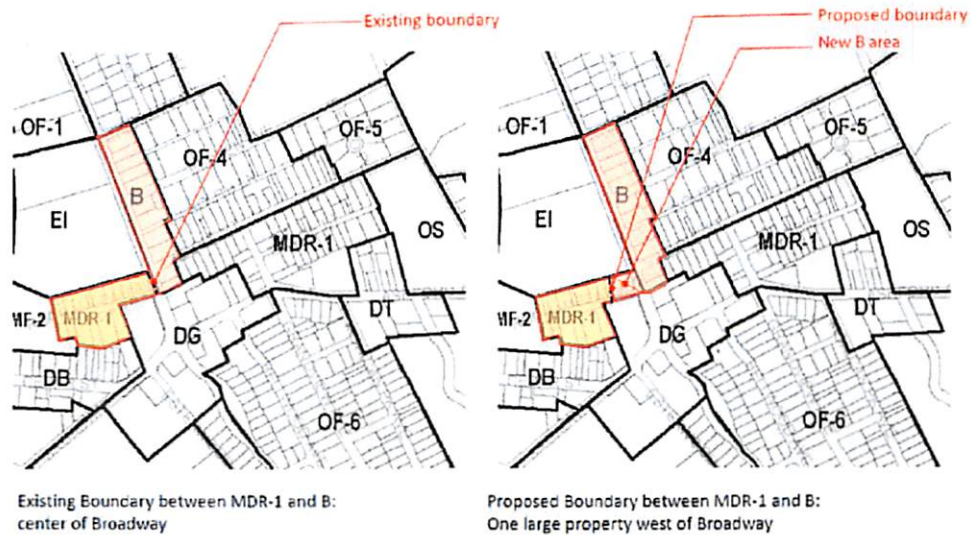
(MDR-1 south of Maple Street and OF-4 north of Maple Street). See Figure 1 below. However, the lot sizes, building scale, and uses are very similar on both sides of Maple Street. The minimum lot area in the MDR-1 district is 5,000 square feet, which accurately reflects the character on both sides of Maple Street. The minimum lot area in the OF-4 district is 10,000 square feet, which makes many of the properties on the north side of Maple Street nonconforming. By shifting this zoning district boundary to the north, so that the properties facing Maple Street are all in the MDR-1 district will more accurately reflect existing development patterns and reduce non-conformities.

Figure 1: New MDR-1 Area on the North Side of Maple Street



Rezone the single property at the northwest corner of Rochambeau Avenue and Broadway from MDR-1 to B. The property located on this site is a large 2-1/2 story multi-family building. The site is currently zoned MDR-1. See Figure 2 below. However, the scale and character of this existing building is more similar to other structures located in the B district than it is to other structures located within the adjacent MDR-1. The multi-family use on the property is also allowed in the B district so this change does not create a non-conforming use. The B district would allow some small-scale commercial uses, as well as places of worship and daycare centers by special permit. Although these non-residential uses are not currently present on the property in question, they would be appropriate if added in the future because they would be consistent with the context along Broadway.

Figure 2: New B Area at the Northwest Corner of Rochambeau Avenue and Broadway



2. Zoning text changes

The proposed zoning text change is to adopt the Character Guidelines for Palisade Street. The objective of the character guidelines is to create a more uniform and distinctive scale and context with new development on Palisade Avenue between Chestnut Street and Cedar Street. See Figure 3 below. The guidelines are meant to reinforce the character of Palisade Street and inform the development approvals process by providing a clear understanding for applicants and land use boards of design criteria to improve the character. The proposed character guidelines do not change the existing area and bulk regulations of the MDR-2 zoning district. Rather, they provide guidelines for new development to follow to enhance the character of the existing context.

Figure 3: Location of the Character Guidelines for Palisade Street in the MDR-2 District



3. Revisions to area and bulk tables

Revisions to Appendix B: Dimensional Tables to clarify height and coverage provisions.

Appendix B: Dimensional Tables includes a series of tables that specify area and bulk provisions in certain zoning districts. The objective of this change is to add greater clarity to the area and bulk provisions related to maximum building height, maximum number of stories, maximum lot coverage by buildings, and maximum lot coverage by impervious surfaces. The proposed changes also include revisions to the “sliding scales” table that provides for reduced maximum lot coverage and building coverage for larger lots.

A majority of lots within the MDR-2 have pre-existing non-conformities related to lot coverage. The intent of these clarifications is to reduce the non-conformities and acknowledge that new construction should be consistent with current development patterns. In order to clarify the coverage requirements, the proposed revisions establish maximum building and impervious coverage standards for the MDR, B, and MF zoning districts (Table B-2). Then, the proposed revisions include an update of table B-3. Table B-3 establishes a sliding scale for building coverage and impervious surface coverage. However, the current table lacks clarity and consistency with other code provisions.

The proposed changes keep the sliding scale system, but they use the maximum coverage standards in Table B-2 as a starting point. The sliding scale system then applies a multiplier that reduces the maximum coverage for larger lots. By using these multipliers, the code now explicitly refers an applicant to the baseline maximum coverage standards. In this way, the

sliding scale now clearly applies to all residential zoning districts and uses Table B-2 as a reference point to create consistency.

I look forward to the Village Board taking up these proposed zoning code changes. The Planning Board has reviewed each of the components and we believe they represent improvements to our Village's zoning code. The Planning Board recommends that the Village Board considers and adopts each of the components of these proposed zoning code updates.

Sincerely,

Stephen Hunter

Chairman

Village of Dobbs Ferry Planning Board

Village of Dobbs Ferry Zoning Code Updates – Narrative Description of the Proposed Actin is as follows:

VILLAGE OF DOBBS FERRY ZONING CODE UPDATES

Narrative Description of the Proposed Action

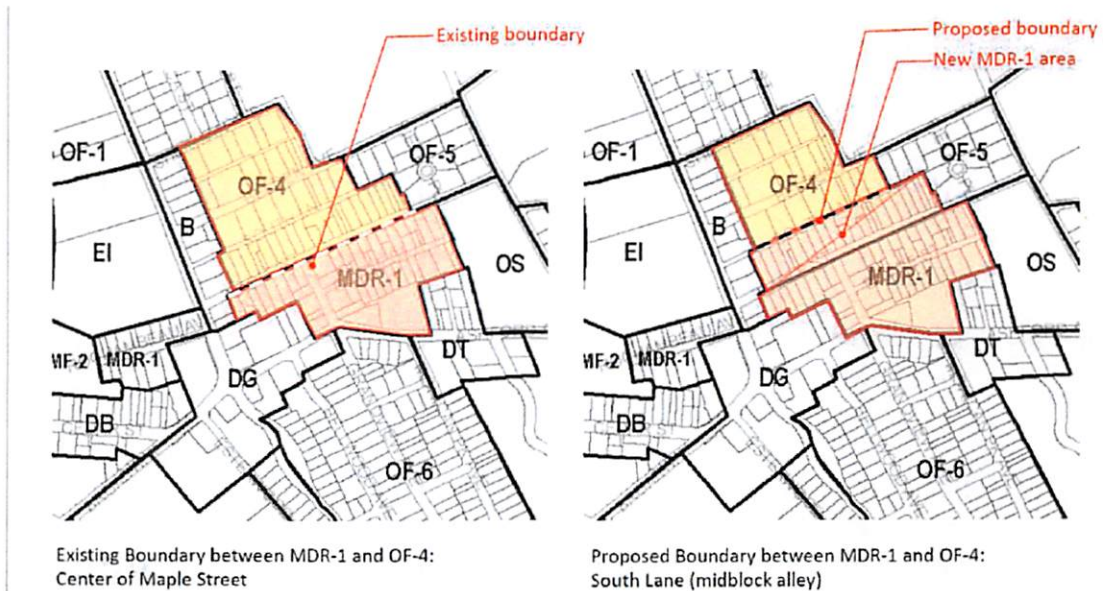
The proposed action involves revisions to the Village of Dobbs Ferry zoning map, zoning text, and revisions to area and bulk tables. There are three components of the proposed revisions:

1. Zoning map changes

Zoning map changes are proposed to modify the Village of Dobbs Ferry zoning map to reflect existing built pattern. There are two proposed map changes included in the proposed action. Both of these changes will reinforce existing development patterns and reduce existing non-conformities, but they will not result in any new development that is different in scale or use as compared to existing development.

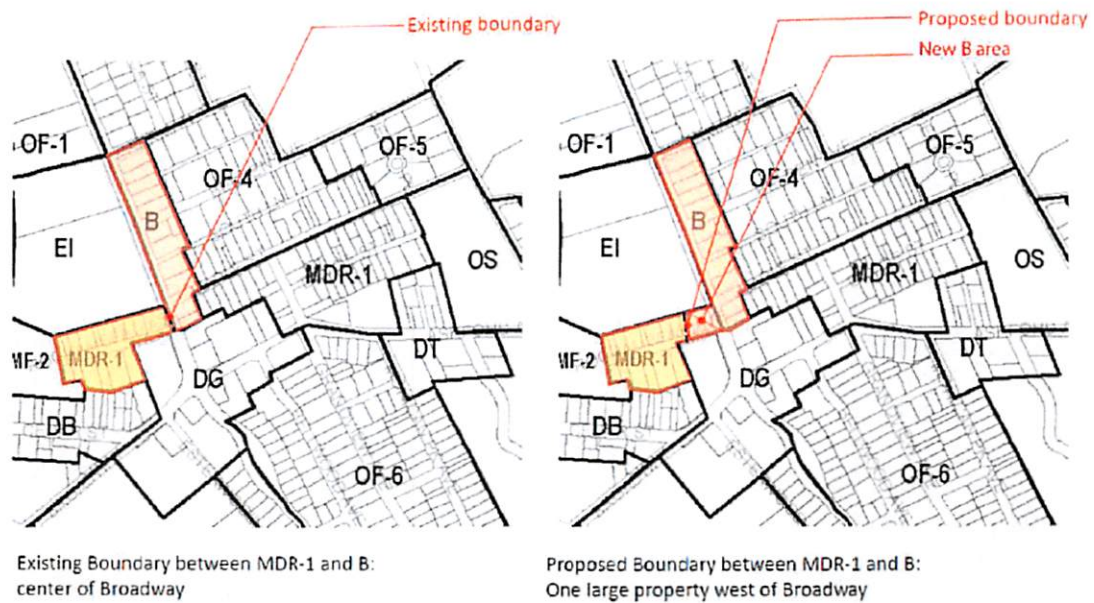
Relocate the boundary between the OF-4 and MDR-1 that currently runs down the center of Maple Street (between South Broadway and Park Road). This existing zoning district boundary splits the parcels on the north and south sides of Maple Street into different zoning districts (MDR-1 south of Maple Street and OF-4 north of Maple Street). See Figure 1 below. However, the lot sizes, building scale, and uses are very similar on both sides of Maple Street. The minimum lot area in the MDR-1 district is 5,000 square feet, which accurately reflects the character on both sides of Maple Street. The minimum lot area in the OF-4 district is 10,000 square feet, which makes many of the properties on the north side of Maple Street nonconforming. By shifting this zoning district boundary to the north, so that the properties facing Maple Street are all in the MDR-1 district will more accurately reflect existing development patterns and reduce non-conformities.

Figure 1: New MDR-1 Area on the North Side of Maple Street



Rezone the single property at the northwest corner of Rochambeau Avenue and Broadway from MDR-1 to B. The property located on this site is a large 2-1/2 story multi-family building. The site is currently zoned MDR-1. See Figure 2 below. However, the scale and character of this existing building is more similar to other structures located in the B district than it is to other structures located within the adjacent MDR-1. The multi-family use on the property is also allowed in the B district so this change does not create a non-conforming use. The B district would allow some small-scale commercial uses, as well as places of worship and daycare centers by special permit. Although these non-residential uses are not currently present on the property in question, they would be appropriate if added in the future because they would be consistent with the context along Broadway.

Figure 2: New B Area at the Northwest Corner of Rochambeau Avenue and Broadway



2. Zoning text changes

The proposed zoning text change is to adopt the Character Guidelines for Palisade Street. The objective of the character guidelines is to create a more uniform and distinctive scale and context with new development on Palisade Avenue between Chestnut Street and Cedar Street. See Figure 3 below. The guidelines are meant to reinforce the character of Palisade Street and inform the development approvals process by providing a clear understanding for applicants and land use boards of design criteria to improve the character. The proposed character guidelines do not change the existing area and bulk regulations of the MDR-2 zoning district. Rather, they provide guidelines for new development to follow to enhance the character of the existing context.

Figure 3: Location of the Character Guidelines for Palisade Street in the MDR-2 District



3. Revisions to area and bulk tables

Revisions to Appendix B: Dimensional Tables to clarify height and coverage provisions. Appendix B: Dimensional Tables includes a series of tables that specify area and bulk provisions in certain zoning districts. The objective of this change is to add greater clarity to the area and bulk provisions related to maximum building height, maximum number of stories, maximum lot coverage by buildings, and maximum lot coverage by impervious surfaces. The proposed changes also include revisions to the “sliding scales” table that provides for reduced maximum lot coverage and building coverage for larger lots.

A majority of lots within the MDR-2 have pre-existing non-conformities related to lot coverage. The intent of these clarifications is to reduce the non-conformities and acknowledge that new construction should be consistent with current development patterns. In order to clarify the coverage requirements, the proposed revisions establish maximum building and impervious coverage standards for the MDR, B, and MF zoning districts (Table B-2). Then, the proposed revisions include an update of table B-3. Table B-3 establishes a sliding scale for building coverage and impervious surface coverage. However, the current table lacks clarity and consistency with other code provisions.

The proposed changes keep the sliding scale system, but they use the maximum coverage standards in Table B-2 as a starting point. The sliding scale system then applies a multiplier that reduces the maximum coverage for larger lots. By using these multipliers, the code now explicitly refers an applicant to the baseline maximum coverage standards. In this way, the sliding scale now clearly applies to all residential zoning districts and uses Table B-2 as a reference point to create consistency.

Zoning and Land Use – Appendix B: Dimensional Tables is as follows:

ZONING AND LAND USE

300 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]**

Zone	OF-6	OF-5	OF-4	OF-3	OF-2	OF-1
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 (both) (feet)	20	25	30	40	50	50

Note:

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

DOBBS FERRY CODE

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

Zone	MDR-1	MDR-2	MDR-H	B	MF-1	MF-2	MF-3	MF-4
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%	27% 40%	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54%	54% 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	3	3				
Maximum height	GP-MP 30	C-TF/MP 37						

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

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 B1 & B2	22% x .82	20% x .75	18% x .67	15% x .56
Maximum lot coverage by impervious surfaces	54% As per 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

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

DOBBS FERRY CODE

Table B-6: Residential Building Height (Sliding Scales)¹

[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) GP-R	30	33	35	28
MDR-2, B , MF-1 MF-2 and Districts (feet) GP-MP/TF	30	35	40	28
MF-3 and MF-4 Districts (feet)	35	40	42	N/A
MDR-2 C-TF/MP (a)	37			
B C-TF/MP				

(a) 3rd Floor must be set back 5'.

NOTE:

¹Reference § 300-35D(8)(a)[1]-[2].

Table B-7: Residential Context Based Height and Massing Limits¹

[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 28 30	Maximum 1.25 times the average ridge height of buildings on lots within the context limit area subject property.
Maximum eave height	Default 22 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.

*Every roof must comply with all building height requirements.

NOTE:

¹Reference § 300-35D(8).

Abbreviations:

*GP = Grade plane

*R = Ridge

*MP = Midpoint of sloped roof

*TF = Top of flat roof

*C = Curb

Short Environmental Assessment Form is as follows:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Village of Dobbs Ferry Zoning Code Updates			
Project Location (describe, and attach a location map): Dobbs Ferry, NY			
Brief Description of Proposed Action: The proposed action involves revisions to the Village of Dobbs Ferry zoning map, zoning text, and revisions to area and bulk tables. The zoning map changes involve two minor revisions to the MDR-1 boundary to make the zoning boundaries more closely reflect the existing development patterns. These map changes would not result in increased area and bulk or new uses associated with new development, but would instead reduce the number of existing non-conformities. The text changes involve adoption of Character Guidelines for Palisades Street. The intent of the character guidelines is to reinforce the character of Palisades Street and inform the development approvals process by providing a clear understanding for applicants and land use boards of design criteria to improve the character. The proposed character guidelines do not change the existing area and bulk regulations of the MDR-2 zoning district. The revisions to the area and bulk tables add greater clarity to the area and bulk provisions related to maximum building height, maximum number of stories, maximum lot coverage by buildings, and maximum lot coverage by impervious surfaces. See attached narrative description for more information.			
Name of Applicant or Sponsor: Ed Manley		Telephone: (914) 231-8511 E-Mail: emanley@dobbsferry.com	
Address: 112 Main Street			
City/PO: Dobbs Ferry		State: New York	Zip Code: 10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div> </div>	NO <input type="checkbox"/> 	YES <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Ed Manley</u> Date: _____		
Signature: _____ Title: <u>Building Official/Land Use Officer/Dept. Head</u>		

Character Guidelines for Palisade Street are as follows:

CHARACTER GUIDELINES FOR PALISADE STREET

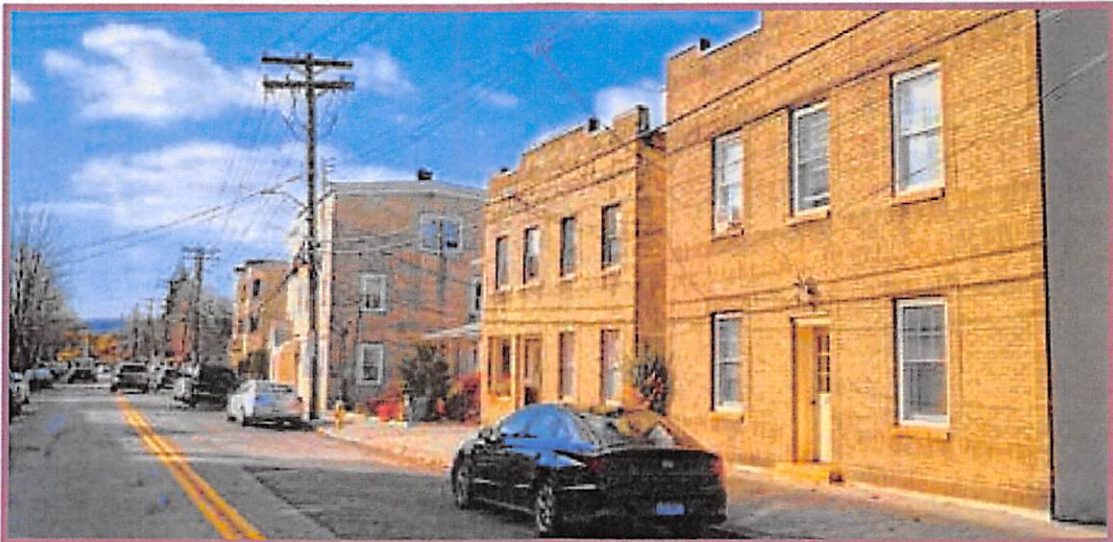
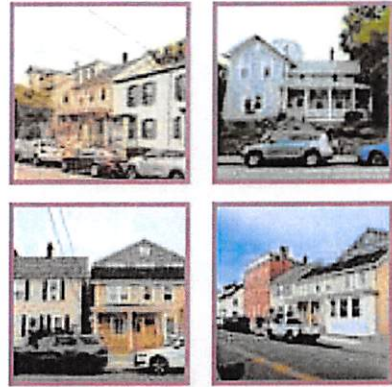




Table of Contents

Overview

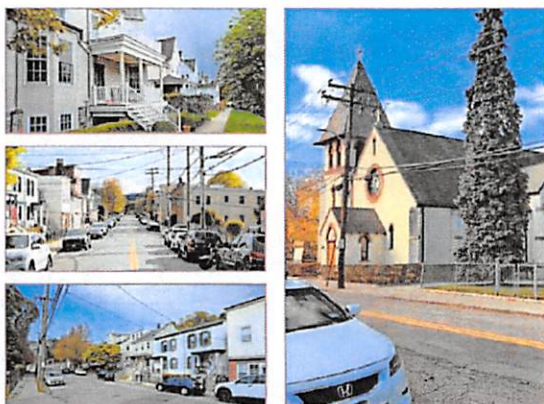
Introduction	3
1. Public/Private Transition Zone	7
2. Frontage Scale	9
3. Facade Composition: Horizontal Expression Lines	11
4. Facade Composition: Punched Window Openings	13
5. Coverage and Massing	15

Appendix

Frontage Conditions	17
1. Existing Coverage Map	17
2. Existing Frontage Charts	16



Aerial view looking east of Palisade Street between Cedar Street and Chestnut Street. The red line represents the boundary of MDR 2 District. This is the focus area for these character guidelines.



Current aerial photo of downtown Dobbs Ferry. The red line represents the boundary of the MDR-2 district.

Palisade Street

Palisade Street Character Guidelines

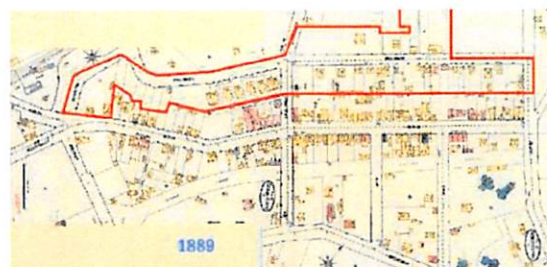
Palisade Street is part of Dobbs Ferry's historic downtown. A comparison below of the 1889 historic map and a current aerial photo shows that most of the buildings on the street today were extant in 1889. Of particular note is Hudson Terrace at the south end of the zone. This beautiful row of single-family houses sitting on a bluff overlooking the Hudson River is completely intact. Although it is an important part of the overall character of Palisade Avenue, it is not the focus of these design guidelines because any new development there would need to conform closely to what is already a very strong context of scale and architectural language. Here, the project review process is more directly informed by the convention that new construction "shall not be excessively similar or dissimilar" to the existing context, which is very strong in this location. The pending Downtown Historic District Guidelines are also a resource for applications in this part of the Downtown.

The context is not as strong along the rest of Palisade Avenue between Chestnut Street and Cedar Street. While, as noted above, most of the houses here are of similar age and character, there are many disparate conditions:

- there are very small houses on small lots
- there are 3-story apartment buildings
- there are former industrial buildings

The east side is more uniform and consistent in terms of the relationship of the buildings to the sidewalk. The west side has major discontinuities in the frontage conditions with some large setbacks and oversized buildings as well as large undeveloped sites at the north end.

Never the less, the street as a whole does have a distinctive character – an overall sense of enclosure, scale and texture – that is worth protecting.



1889 map of downtown Dobbs Ferry. The red line represents the boundary of the MDR-2 district.



Varied conditions along Palisade Street

These guidelines are meant to capture the character of Palisade Street and to explain it in ways that can inform the development approval process, both for the applicant and the reviewing boards. These guidelines also support the revised quantitative requirements in Section 300 and accompanying Appendices of the Code.

The guidelines are organized around these five major aspects of Palisade Street character:

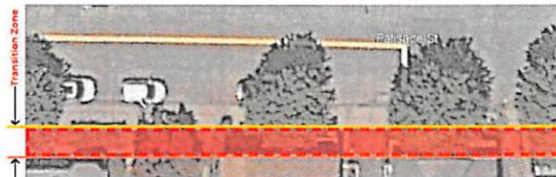
1. There is a transition zone between the public space of the sidewalk and the private space of the entrances.
2. Most of the buildings are small-scale two-story buildings with narrow frontages
3. Elements in the building frontages align horizontally
4. "Punched window" openings predominate
5. Most of the buildings have a similar scale

Part of the motivation for this effort is the need to reexamine the dimensional standards in the MDR-2 Zone (Mixed Density Residential 2). This zone takes in all of Palisade Street with the exception of the two large properties at the north end of the street which are part of the WF-B Zone (Waterfront District B). Several of the provisions in the MDR-2 Zone, especially those regarding coverage, height and the way height is measured, are reexamined. In parallel with the development of these guidelines, revised standards are suggested. Applicants are referred to Section 300 and Appendix B of the Code for these revised dimensional standards.



Zoning map of downtown Dobbs Ferry. The red line represents the boundary of the MDR-2 district. The shaded area is the full study area including the Palisade street edge of the WF-B district.

Transition Zone: Elements and Conditions



7

Character Guidelines for Palisade Street

PART 1

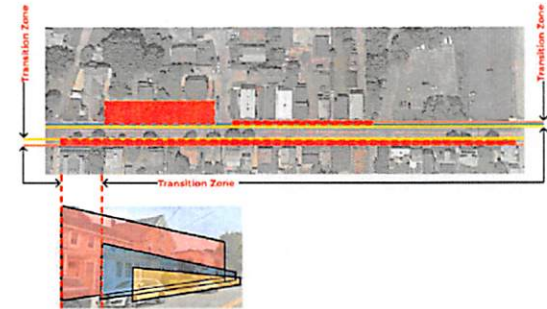
Public-Private Transition

Public to Private Realm

The transition from the public realm of the sidewalk to the private realm of the building entrance is characteristic of Palisade Street. Typically, the principle mass of the building is set back from the sidewalk anywhere from 10 to 15 feet. This space is occupied by smaller-scale elements that mediate between the larger scale of the primary building mass and the pedestrian-scale experience of the sidewalk. The elements in this zone are of different kinds. They include among others:

- open porches
- enclosed porches
- stoops
- planting areas

This condition is not universal. There are some buildings where the principal mass of the building and its entry come right up to the front property line at the sidewalk. But these are the exceptions and the abrupt juxtaposition of the entry and sidewalk is an inferior condition.

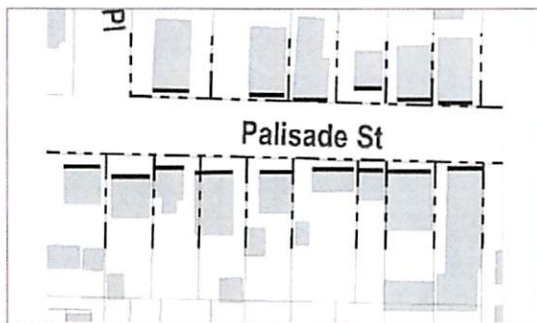
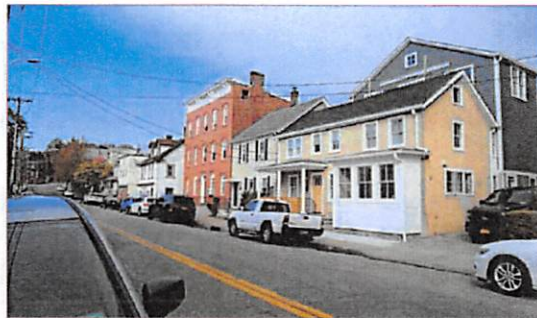


Guideline

A 10' to 15' transition zone shall be created between the sidewalk and the primary building mass. The transition zone is not just a front setback – it shall contain smaller scale elements such as single-story porches or planting beds with low walls.

Character Guidelines for Palisade Street

8



Along Palisade Street, most lots are narrow with small buildings occupying most of the frontage, creating the compact scale of the village downtown.

9

Character Guidelines for Palisade Street

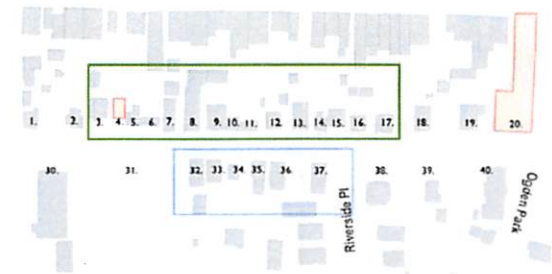
PART 2

Frontage Scale

Frontage Scale: Street Presence

The scale of the frontages that the buildings present to the street are quite uniform along Palisade Street even though there is quite a bit of variation in the frontage width of the lots. There are a few outliers; some lots at the far south end of the study area are quite wide – approximately 80 to 100 feet – as are the lots at the far north end – approximately 60 to 75 feet respectively.

The most typical conditions are found in the central part of the block, in the area outlined in green. Because the lots are narrow, the buildings occupy about 60% to 80% of the lot width. Of the 18 buildings in this most typical area, 12 buildings have frontages of between 25' to 35' and another 6 buildings have frontages of between 35' to 40'. The average frontage is approximately 33'. Because there is a sliding scale that will moderate the size of buildings on the larger lots, 40' is recommended as the maximum frontage for the primary mass of the building.



Guideline

The Primary Volume of the building shall be a maximum of 40' in width.

Character Guidelines for Palisade Street

10



Panorama of east side of Palisade Street, (horizontal expression lines shown in dashed red lines).



Panorama of west side of Palisade Street, (horizontal expression lines shown in dashed red lines).

Typical Facade: Punched Windows



Typical punched window facades

PART 3

Facade Composition

Horizontal Expression Lines

As varied as they are, the buildings along Palisade Street share architectural features that align horizontally, tying the streetscape together. One horizontal expression line, at approximately the heights of the 2nd floor, is created by the tops of the open porches, enclosed porches, bay windows and some other smaller facade elements such as lintels over the first floor windows. A second horizontal expression line corresponds to the top parapets of the buildings with flat roofs or the eave line of the buildings with pitched roofs. New buildings should respond to these expression lines at the 2nd floor and 3rd floor elevations. (See also the massing guide lines below).



Guideline

Buildings shall create a horizontal expression line at the 2nd floor elevation (approximately 25' as measured from the middle of the Palisade Street frontage). Buildings shall create a horizontal expression line at the 3rd floor elevation which can be either the eave of the pitched roof or a setback between the 2nd and 3rd floors of a flat-roofed building (approximately 37' as measured from the middle of the Palisade Street frontage).

PART 4

Facade Composition

Punched Windows

Most of the facades along Palisade Street have so-called "punched windows" - the facades have more solid surface area than open, giving the impression that the windows have been "punched" out of a solid wall. The windows are taller than wide, often double hung with divided lites. New facades should have compatible proportions and rhythm. (See also the Downtown Historic District guidelines for other parameters and guidelines related to fenestration).

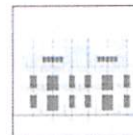
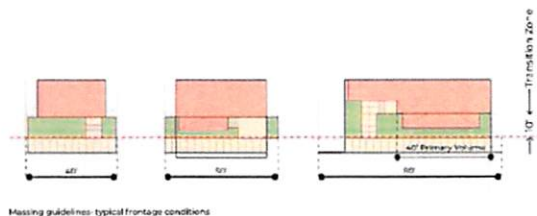
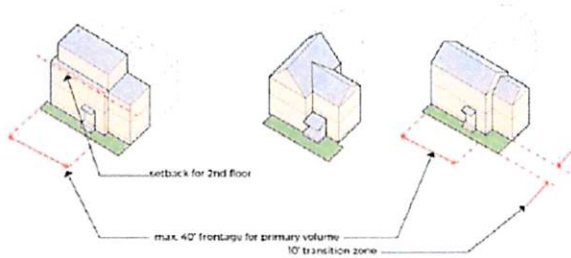


Image courtesy of Hart Howerton Architects

Guideline

Building window openings shall be "punched openings" with a scale and pattern similar to the other buildings on Palisade Street. The total area of window openings shall not exceed 50% of the total wall area of the primary volume of the building.



Massing guidelines: typical frontage conditions

PART 5 Coverage and Massing

Massing and Scale

While there are some outliers, the majority of the buildings along Palisade Street are similar in terms of overall massing and scale.

In terms of coverage, an analysis was done of the coverages of the existing buildings in the most typical, core study area. There is variation even within the study area. Rather than simply finding the average, a coverage guideline of 40% insures that three quarters of the existing properties conform with the new zoning standard. As elsewhere, the contextual zoning provides a sliding scale that calibrates the base coverage for sites of different sizes. (See Section 300 and Appendix B of the Code.)

In terms of massing, the scale of the street is created by buildings that consist typically of a single, primary volume which is generally two stories high. Typically, there is a pitched roof facing the street or parallel to the street although there are several flat-roofed buildings as well. As is typical for buildings of this vintage, there are often additions and extensions that have been added over time. But these additions are always clearly secondary to the principal volume of the building.

To maintain the sense of scale of the street, it should always be possible to read a primary volume that is no wider than 40'. Additions and extensions shall be clearly set back from the 40' frontage of the primary volume.

This still enables larger buildings because, within the coverage constraints, it is possible to add to the sides of the primary volume, or, because these properties are so much deeper than they are wide, to add onto the back of the primary volume.

Buildings shall be a maximum of three stories in height. To create the characteristic horizontal expression lines discussed above, flat roofed buildings shall have a setback between the second and third floors. Pitched roof buildings, where the third floor living space is created by dormers, shall have an eave between the second and third floors.

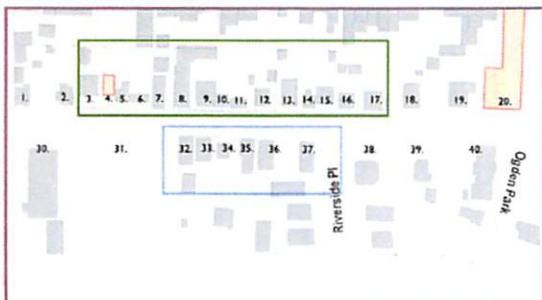
(see Section 300 and Appendix B for dimensional standards.)

Guideline

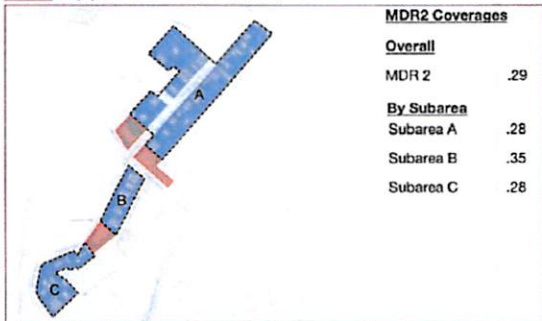
- There shall be a clearly articulated Primary Volume. Other massing shall be secondary in scale.
- Maximum Frontage for the Primary Volume shall be 40'.
- A setback shall be created between the 2nd and 3rd floors.
- Smaller massing elements at the first floor level shall help articulate the transition from the sidewalk to the Primary Volume.

Appendix 1: Frontages Map

*See Appendix: Key Chart with Frontages, opposite



Appendix 2: Coverages Map



MDR2 Coverages

Overall	
MDR 2	.29
By Subarea	
Subarea A	.28
Subarea B	.35
Subarea C	.28

Appendix 1: Frontages Chart

*See Appendix: Key Map with Frontages, opposite

Frontages- East

Key Number	lot width	frontage	ratio
1	58	26	45%
2	75	89	52%
3	45	34	75%
4		21	
5	50	25	50%
6	48	40	83%
7	42	26	62%
8	42	29	70%
9	45	39	87%
10	21	25	87%
11	56	37	64%
12	49	32	65%
13	31	33	87%
14	42	27	64%
15	42	30	71%
16	58	34	59%
17	43	36	83%
18	80	35	44%
19	105	40	38%
20	85	36	42%
RANGES			
35 to 50		7	
50 to 60		12	
Average		5107/18	33

Frontages- West

Key Number	lot width	frontage	ratio
18	100	NA	NA
11	210	NA	NA
32	42	30	72%
33	42	32	76%
34	40	27	68%
35	40	28	70%
36	35	34	97%
37	65	34	52%
38	74	40	54%
39	100	31	31%
40	145	48	33%
RANGES			
20 to 30		2	
30 to 50		7	
Average		333/9	34



PALISADE STREET: CHARACTER GUIDELINES

This document was created for the Village of Dobbs Ferry by Robert Lane and Steve Brosanhan of the Planning Board and Lair Rosenkranz of the Architectural and Historic Review Board with the advice and support of other members of the Planning Board, Village Board Liaison Donna Cassell and Village Planner Dwight Douglas.

Graphic design templates provided by Stephen Tilly, Architect.

Mayor Rossillo said all we are doing this evening is setting a date for a public hearing.

Mr. Leins said this is a very comprehensive work and a lot of really good information to try to address current issues that have come up. Mr. Leins said your Planner wants to have an opportunity to review it and see if there are any comments or information that she would like to share with you, so between now and the public hearing Ms. Monastra will have an opportunity to do that and get back to the Board.

Mr. Rob Lane/Planning Board member was present.

Ms. Dickson said she will need some guidance after Mr. Lane's presentation as to what the Board wants in the local law. Ms. Dickson said there is a resolution in the Board packet and the Board needs to declare itself as lead agency.

Mr. Lane said presentation is introducing what has already been given to the Board. Mr. Lane thanked Mr. Ed Manley/Building Inspector for all his work on this.

Mr. Lane discussed the proposed changes and gave the following presentation:

Proposed Zoning Table Changes

BOT Meeting May 11, 2021

ZONING AND LAND USE

300 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]

Zone	OF-6	OF-5	OF-4	OF-3	OF-2	OF-1
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 (both) (feet)	20	25	30	40	50	50

Note:

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

Robert Lane

DOBBS FERRY CODE

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

Zone	MDR-1	MDR-2	MDR-II	B	MF-1	MF-2	MF-3	MF-4
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% <i>27%</i>	<i>40%</i>	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54% <i>54%</i>	<i>60%</i>	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	3	3				
Maximum height	GP-MP 30	C-TF-MP 37						

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

Robert Lane

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	<i>27%</i> As per B1 & B2	<i>30%</i> x .82	<i>30%</i> x .75	<i>30%</i> x .67	<i>40%</i> x .56
Maximum lot coverage by impervious surfaces	<i>54%</i> As per B1 & B2	<i>60%</i> x .82	<i>60%</i> x .75	<i>60%</i> x .67	<i>60%</i> 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

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

Robert

DOBBS FERRY CODE

Table B-6: Residential Building Height (Sliding Scales)¹
[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) ^{(1) (2) (3)}	30	33	35	28
MR-1 ⁽⁴⁾ MR-1 MR-2 and Districts (feet) ^{(5) (6) (7) (8)}	30	35	40	28
MR-3 and MR-4 Districts (feet)	35	40	42	N/A
MR-2 C-TT-MP ^(a)	37			
B C-TT-MP				

(a) 3rd Floor must be set back 5'

NOTE

Reference § 300-35D(3)(a)(1)(2).

Table B-7: Residential Context Based Height and Massing Limits¹
[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 26 30	Maximum 1.25 times the average ridge height of buildings on lots within the context limit area subject property.
Maximum eave height	Default 22 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 on an 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.

¹Every roof must comply with all building height requirements.

NOTE

Reference § 300-35D(8).

¹Abbreviations:


*OF = Grade plane

*R = Ridge

*MR = Midpoint of sloped roof

*TT = Top of flat roof

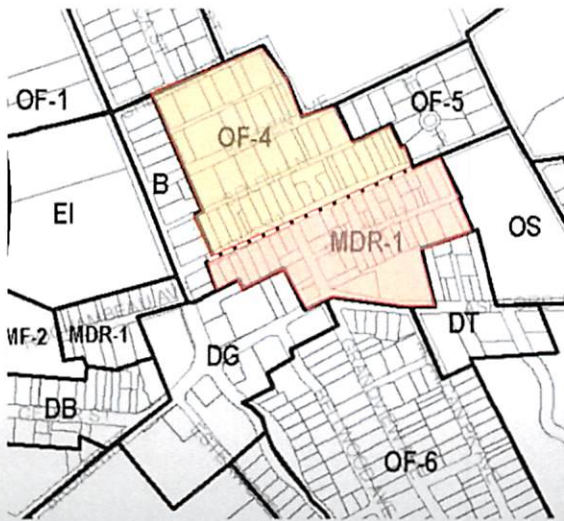
*C = Curb



Robert Lane

Proposed Zoning Map Changes

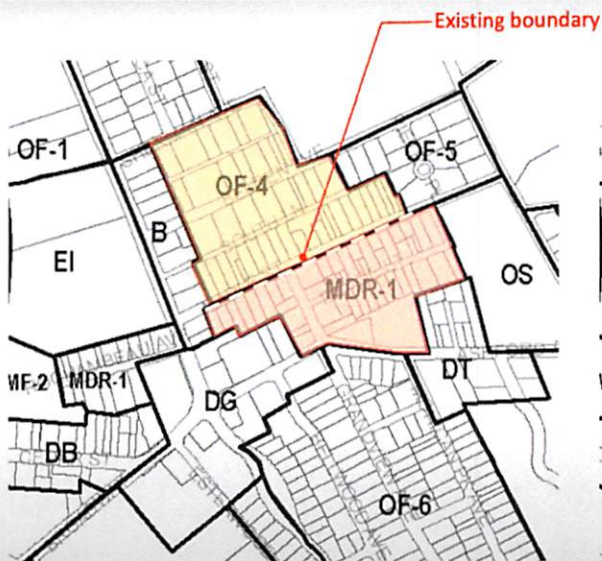
BOT Meeting
May 11, 2021



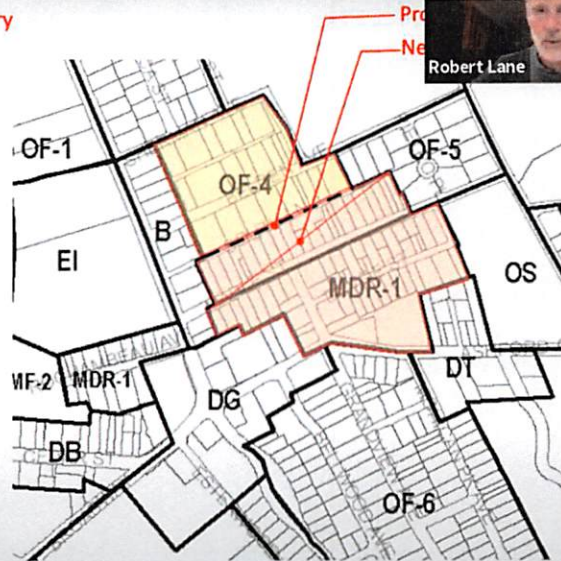
Existing Boundary between MDR-1 and OF-4:
Center of Maple Street



Aerial with Existing Boundary between MDR-1 and OF-4:
Center of Maple Street



Existing Boundary between MDR-1 and OF-4:
Center of Maple Street

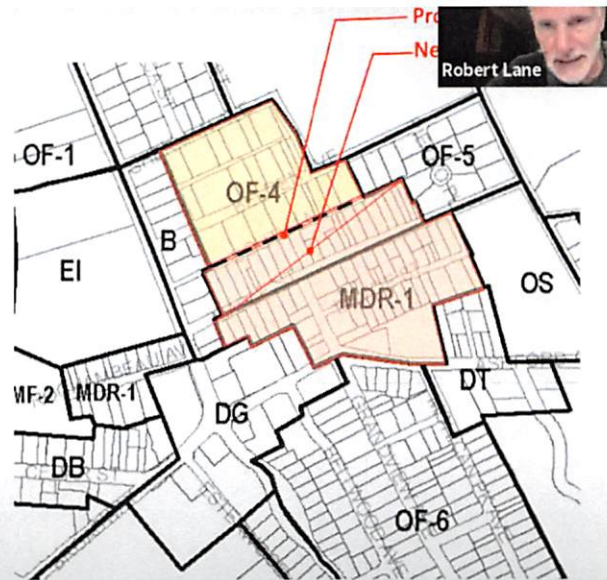


Proposed Boundary between MDR-1 and OF-4:
South Lane (midblock alley)

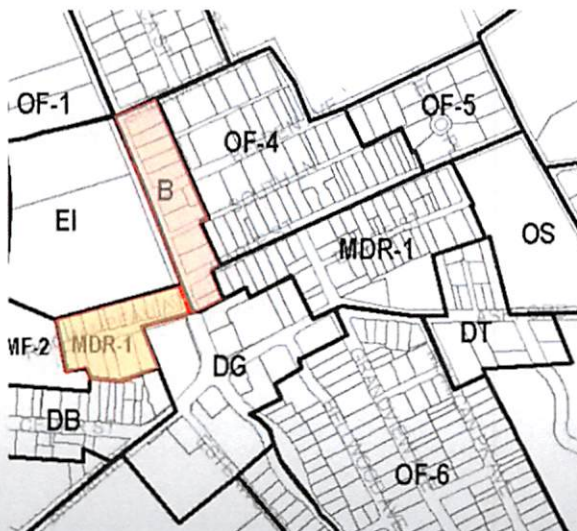
MDR-1 and OF-4 Compared

Uses: MDR-1 allows townhouses and 2 or 3 family houses as well as B & B by Special Permit

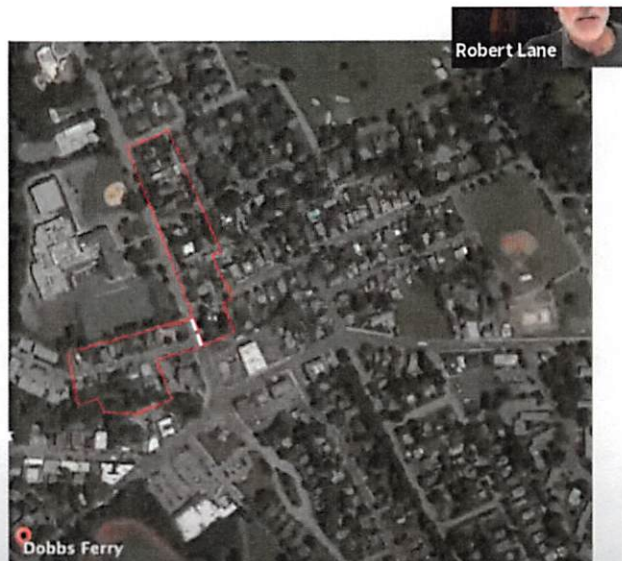
Massing: OF-4 requires twice the lot area.
MDR-1 allows modestly higher coverage and reduced yard requirements allowed



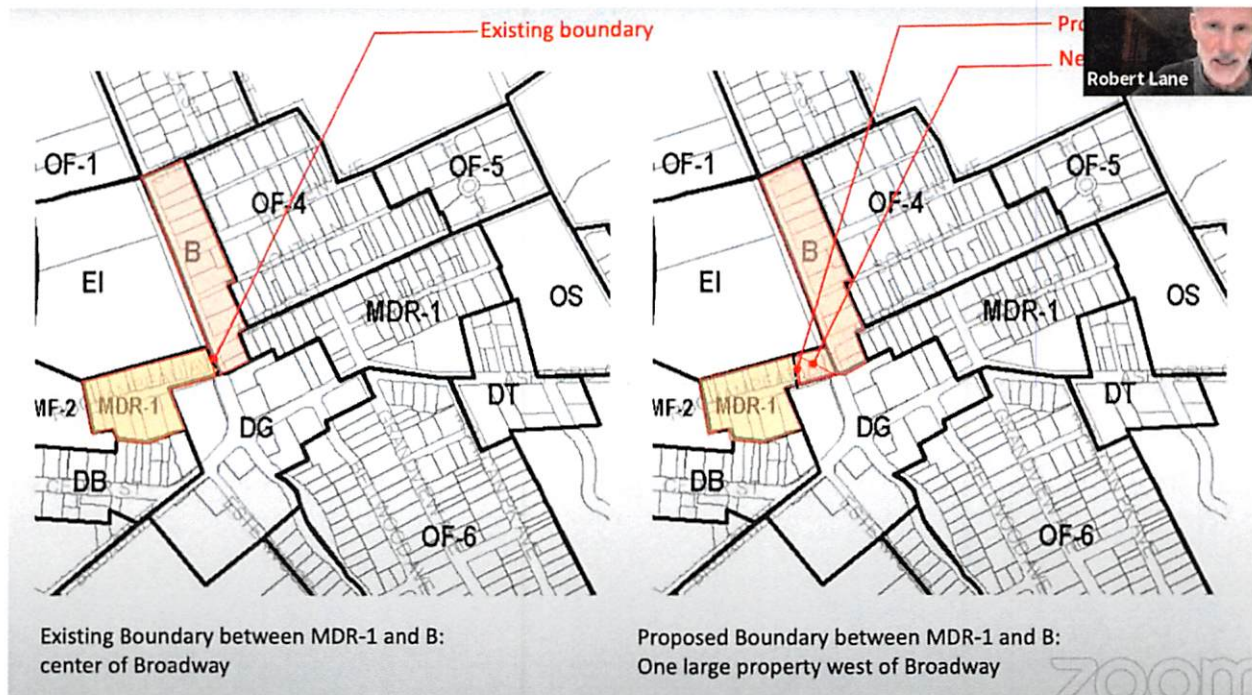
Proposed Boundary between MDR-1 and OF-4:
South Lane (midblock alley)



Existing Boundary between MDR-1 and B



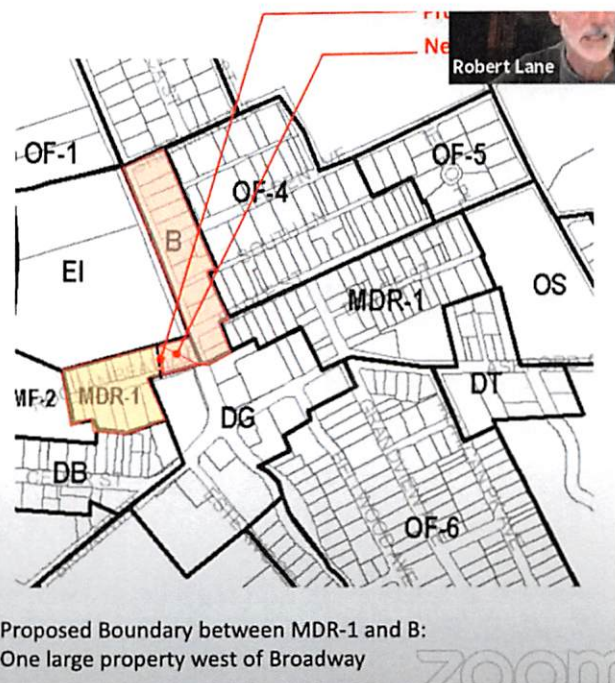
Aerial with Existing Boundary between MDR-1 and B



MDR-1 and B Compared

Uses: B allows small-scale commercial uses as well as places of worship and daycare centers by special permit.

Massing: B requires larger lots and allows higher coverage.



Palisade Street Character Guidelines

BOT Meeting
May 11, 2021

CHARACTER GUIDELINES FOR PALISADE STREET



Table of Contents



Overview

Introduction

1. Public/Private Transition Zone
2. Frontage Scale
3. Facade Composition: Horizontal Expression Lines
4. Facade Composition: Punched Window Openings
5. Coverage and Massing

Appendix

Frontage Conditions

1. Existing Coverage Map
2. Existing Frontage Charts

zoom

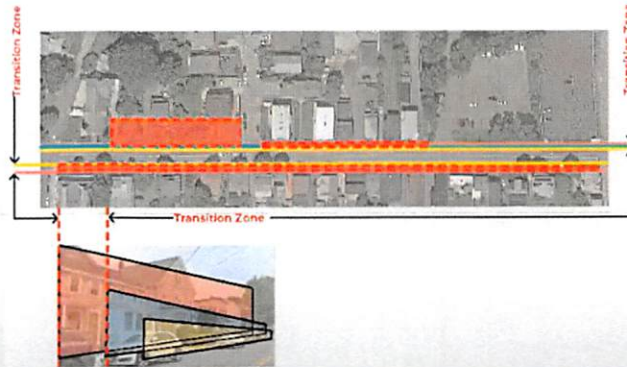
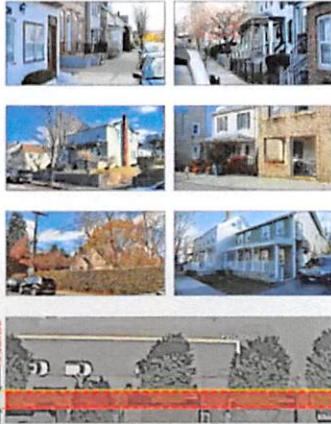
PART 1

Public-Private Transition

Robert Lane

Public to Private Realm

Transition Zone: Elements and Conditions



Guideline

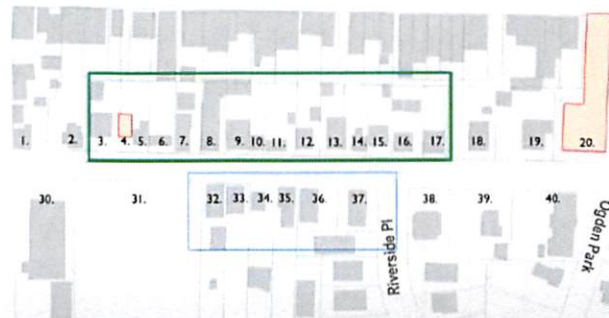
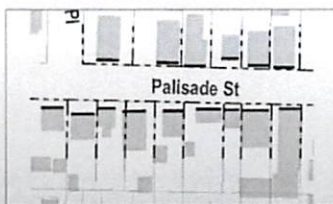
A 10' to 15' transition zone shall be created between the sidewalk and the primary building mass. The transition zone is not just a front setback – it shall contain smaller scale elements such as single-story porches or planting beds with low walls.

PART 2

Frontage Scale

Robert Lane

Frontage Scale: Street Presence



Guideline

The Primary Volume of the building shall be a maximum of 40' in width.

PART 3

Facade Composition

Robert Lane

Horizontal Expression Lines



Orientation of one side of Palisade Street. Concrete expression lines shall be located on front.



Orientation of one side of Palisade Street. Concrete expression lines shall be located on front.



Guideline

Buildings shall create a horizontal expression line at the 2nd floor elevation (approximately 25' as measured from the middle of the Palisade Street frontage). Buildings shall create a horizontal expression line at the 3rd floor elevation which can be either the eave of the pitched roof or a setback between the 2nd and 3rd floors of a flat-roofed building (approximately 37' as measured from the middle of the Palisade Street frontage).

Character Guidelines for Palisade Street

PART 4

Facade Composition

Robert Lane

Punched Windows

Typical Facade Punched Windows



Image courtesy of Robert Lane Architects

Character Guidelines for Palisade Street

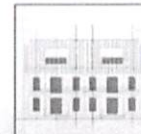
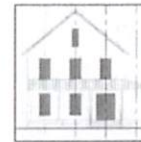
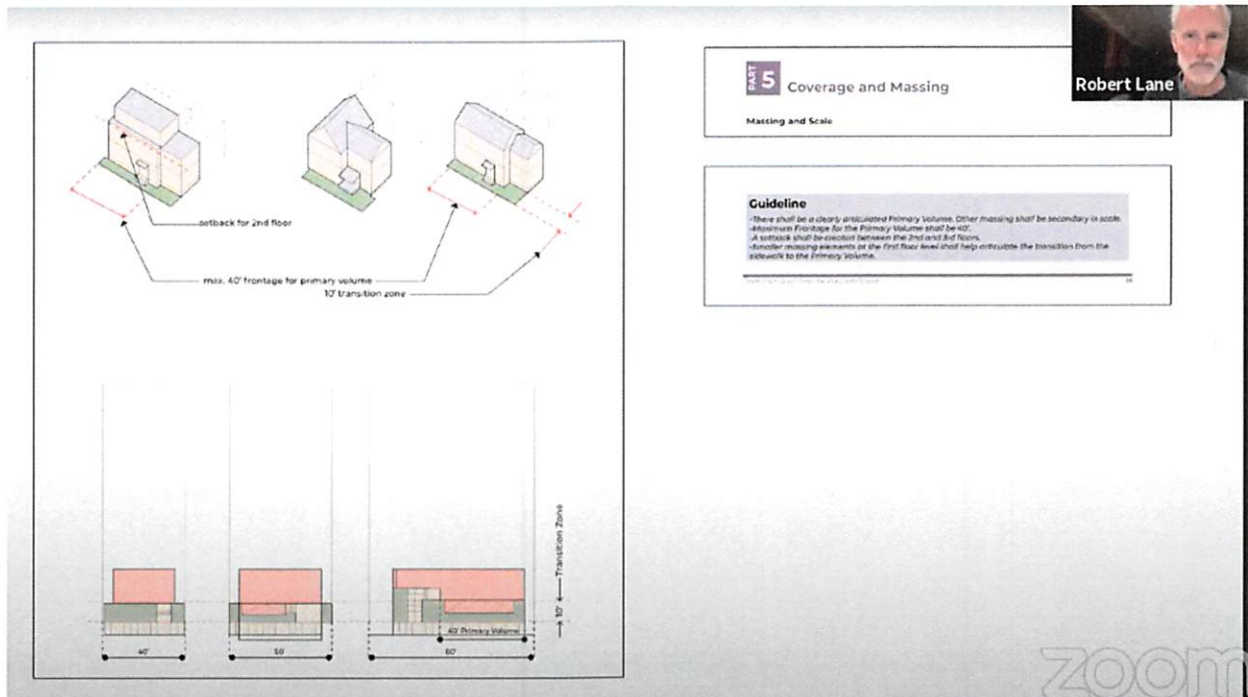


Image courtesy of Robert Lane Architects

Guideline

Building window openings shall be "punched openings" with a scale and pattern similar to the other buildings on Palisade Street. The total area of window openings shall not exceed 50% of the total wall area of the primary volume of the building.

Character Guidelines for Palisade Street



Mayor Rossillo thanked Mr. Lane for the presentation.

Mayor Rossillo said if the majority of the Board is in favor of moving forward with all of the suggestions from the Planning Board we can schedule a public hearing.

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

Deputy Mayor Cassell said this took a tremendous amount of work and she thanked the Planning Board, Rob Lane, Steve Brosnahan, Ed Manley and Iair Rosenkranz, who all worked on this

Mayor can move along to public hearing

Ms. Dickson discussed the procedure for drafting and adopting a local law on the proposed changes.

Mayor Rossillo asked if there was a consensus to move forward and said that Trustee Patino's concerns are noted and will be addressed.

Trustee Daroczy said she is ok with moving forward, but will have a discussion with Trustee Patino and Mr. Lane to better understand the changes that she has questions on.

Deputy Mayor Cassell offered the following resolution which was seconded by Trustee Patino:

RESOLUTION 38-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
AUTHORIZING CERTAIN ACTIONS, PLANNING BOARD RECOMMENDED ZONING CODE
UPDATES**

WHEREAS, the Board of Trustees has received recommendations from the Planning Board for updates to the Village Code Chapter 300 "Zoning", including a proposed change to the zoning map, amendment of zoning text and an update of the dimensional table in Appendix B, to achieve three key objectives: (i) reducing pre-existing non-conformities and better align zoning with existing development practices; (ii) improving design outcomes for new development on Palisade Street; and (iii) clarifying the intent of the dimensional tables; and

WHEREAS, after presentation and review of the recommendations at a public meeting on May 11, 2021, the Board of Trustees is amendable to considering a local law in furtherance of the recommendations; and

WHEREAS, for purposes of New York State Environmental Quality Review Act, Part 1 of an Environmental Assessment Form has been prepared for the proposed action and the matter now requires referral and circulation of notice to meet legal requirements for revisions to the Village's zoning code and map.

NOW THEREFORE BE IT RESOLVED, that as the sole approval authority for the above detailed action, the Board of Trustees hereby declares itself Lead Agency for purposes of SEQRA and based on review of Part 1 of the EAF determines the proposed zoning revisions to be an Unlisted Action; and

BE IT FURTHER RESOLVED, that, the Board of Trustees calls for an introductory local law to be drafted reflecting the proposed amendments to the Village Zoning text, map and table and calls for a public hearing to take place on June 8, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard to consider the proposed zoning amendments; and

BE IT FURTHER RESOLVED, that the above referenced local law proposing zoning amendments and notice of hearing shall be referred, circulated and made available by the Village Clerk in accordance with applicable law.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Consider a resolution approving the tax warrant for the 2021 tax year

Mr. Chuhta said the budget was passed at the last meeting and this is setting the tax levy at \$14,934,862.

Trustee Patino offered the following resolution which was seconded by: Deputy Mayor Cassell:

RESOLUTION 39-2021

**BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
TAX WARRANT RESOLUTION**

To Elizabeth A. Dreaper, Village Clerk

YOU ARE HEREBY COMMANDED to receive and collect from the several persons named in the tax roll hereunto annexed, the several sums stated in the last column hereof opposite their respective names, being a total of for the following purposes:

For the current budget: \$14,934,862

YOU ARE FURTHER COMMANDED to receive and collect such sums without additional charge between the first day of June and the last day of June 2021 both inclusive; and thereafter to collect with such of the sums as have not been theretofore collected, and additional charge of five percentum for the first month or fraction thereof and one percentum for each month or fraction thereof thereafter until paid.

YOU ARE FURTHER COMMANDED to file the tax roll and warrant in your office on or before the first day of June 2021 and by February 2022, to deliver to the Board of Trustees an account of the taxes remaining due and unpaid; describing each parcel of real property upon which taxes are unpaid, showing the person or persons to whom the parcel is assessed and showing as to each parcel the amount of tax unpaid.

BE IT FURTHER RESOLVED that this Resolution shall have an effective date of May 11, 2021

Mayor

Date: May 11, 2021

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<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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TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Consider a resolution to approve the audit of claims as submitted and recommended by the Village Treasurer

Mr. Chuhta said this is the standard audit.

Deputy Mayor Cassell offered the following resolution which was seconded by Trustee Patino:

RESOLUTION 40-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
TO APPROVE PAYMENT OF CLAIMS FOR MAY 2021**

BE IT RESOLVED, that the Board of Trustees hereby approves Claims Audit #1 and Audit #2 for May 2021 as presented by the Village Treasurer:

<u>Fund Distribution</u>		<u>Audit #1</u>	<u>Audit #2</u>	<u>Total Claims</u>
A-General Fund	\$	1,900.00	\$ 76,166.59	\$ 78,066.59
B-Local Development Cor		-	500.00	\$ 500.00
CD-Special Grant Fund		-	15,451.65	\$ 15,451.65
CM-Special Purpose Fund		-	1,222.48	\$ 1,222.48
ES - Enterprise Sewer Fun		-	6,702.03	\$ 6,702.03
H-Capital Fund			52,166.30	\$ 52,166.30
T-Trust & Agency Fund		-	1,178.50	\$ 1,178.50
Grand Total	\$	1,900.00	\$ 153,387.55	\$ 155,287.55

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<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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TRUSTEE SULLIVAN	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Consider a resolution to set a public hearing for 5/25/21 to discuss Community Development Block Grant opportunities for Dobbs Ferry; and to schedule a public information meeting for 6/8/2021 to discuss summaries of the CDBG projects

Mayor Rossillo said we have had a presentation on this and we are ready to move forward on it.

Trustee Knell offered the following resolution which was seconded by Trustee Sullivan:

RESOLUTION 41-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
TO SET PUBLIC HEARING AND PUBLIC INFORMATION MEETING
(2021 CDBG PROGRAM)**

WHEREAS, the Village of Dobbs Ferry is interested in discussing opportunities for grant funding under the 2021 Community Development Block Grant ("CDBG") program and will provide opportunity for public input as to the needs of the community which will lead to development of a list of potential projects for consideration.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees hereby calls for a public hearing to be conducted on May 25, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to discuss and obtain public input on possible projects for funding under the 2021 CDBG program; and

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees hereby calls for a public information meeting to be conducted on June 8, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to discuss and obtain public input on summaries of CDBG projects; and

BE IT FURTHER RESOLVED that such hearing shall be noticed and conducted in conformance with all legal requirements, either in-person at Village Hall, 112 Main Street, or via virtual technology in support of the Village's goal of protecting public health in light of Executive Orders of the Governor regarding the on-going Statewide Health Emergency.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Consider a resolution to close the offices at Village Hall, Department of Public Works and the Village Court on May 18, 2021 and May 19, 2021 for the annual records management

Ms. Elizabeth Dreaper/Village Clerk sent the following memorandum dated May 6, 2021 to Mayor Rossillo and the Board of Trustees:



VILLAGE CLERK
VILLAGE OF DOBBS FERRY
112 Main Street
Dobbs Ferry, New York 10522

Memorandum

To: Mayor Vincent Rossillo and Village Board of Trustees
Cc: Mr. Richard Leins/Interim Village Administrator
From: Elizabeth Dreaper RMC, Village Clerk
Subject: 2021 Records Management
Date: May 6, 2021

Each year the Village offices are closed for two days for records management in order to go through records and store or shred in accordance with the records retention schedule.

We have arranged for the County shredder to come to Village Hall on May 19, 2021 for purposes of shredding any records that are due for destruction.

This request is for the Board to consider a resolution authorizing the closing of the offices at Village Hall, Department of Public Works and the Village Court on May 18, 2021 and May 19, 2021 for annual records management.

Trustee Knell offered the following resolution which was seconded by Trustee Daroczy:

RESOLUTION 42-2021

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DOBBS FERRY
TO CLOSE THE OFFICES AT VILLAGE HALL, DEPARTMENT OF PUBLIC WORKS AND
THE VILLAGE COURT ON MAY 18, 2021 AND MAY 19, 2021 FOR ANNUAL RECORDS
MANAGEMENT**

NOW THEREFORE BE IT RESOLVED that the Board of Trustees authorizes closing the offices at Village Hall, Department of Public Works and the Village Court on May 18, 2021 and May 19, 2021 for annual records management.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<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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TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Minutes: April 27, 2021

Motion by Trustee Knell, seconded by Trustee Daroczy to approve the meeting minutes of April 27, 2021 as submitted.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

Trustee Liaison Reports

1. Planning Board: 5/6/2021

Deputy Mayor Cassell said 156 Palisade Street is still up in the air; and Mr. Lane explained what was going on at the Planning Board with the MDR-2 Zone.

2. Parks & Recreation Commission: 5/10/2021

Trustee Sullivan the Commission will be sending the Board a written recommendation was discussion of the size of events and number of events that should be permitted at Waterfront Park, and possibly having a cap on the number of large events that should be permitted.

Trustee Sullivan said the Commission had questions for Ms. Dickson regarding public access to the park for non-residents and if there are any limitations.

Trustee Sullivan said camp registration is open and they have expanded it to kindergarteners and fifth graders.

3. AHRB: 5/10/2021

No report, the AHRB meeting was cancelled

Announcements

Deputy Mayor Cassell reported on the following:

- Senior Center exercise classes have begun. If interested call Abby Connett at: 914-693-0024.
- Affordable Housing Task Force is having an open community forum on June 2, 2021 at 7:00 p.m. via Zoom to get ideas, concerns on what people need and feel about affordable housing and we really want community input on this.

Trustee Sullivan reported on the following:

- Greenburgh is allowing seniors to come in if vaccinated and their lawyer has informed them that it is ok to limit it to vaccinated seniors, and we should look into doing this in Dobbs Ferry at the Embassy Center.

Mayor Rossillo said he agrees 100%, and Richard and Kendra can look into this.

Trustee Sullivan said it's limited just to vaccinated seniors and they still have to wear mask inside.

Trustee Sullivan said Greenburgh shared with us their plans for making their parks not smoking, so the Village might want to consider this due to the recent changes regarding cannabis.

Mayor Rossillo asked if Lori Lee could take a look at this and prepare something to ban smoking in parks and public Village land.

Ms. Dickson said we should make sure we are covered, especially since the adult recreational use became effective March 31, 2021. Ms. Dickson said should make sure that the no smoking laws are easily enforceable by our Police Officers.

Trustee Daroczy reported on the following:

- Human Rights & Diversity Committee has a meeting tomorrow at 7:00 p.m.
- The Youth Services Council and the school district is having an event with Steven Hill who is a motivational speaker on substance abuse.

Mayor Rossillo said we are going to do something for Memorial Day, it's not going to be a parade, there will be a ceremony at the high school and we have to work out details and get info out so people can attend.

Adjournment

Motion by Trustee Knell, seconded by Trustee Sullivan to close the meeting.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

The meeting closed at 9:06 p.m.