



**VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES**  
**REGULAR MEETING AGENDA**

<b>MEETING DATE:</b> January 23, 2024
<b>AGENDA ITEM SECTION:</b> Presentations
<b>AGENDA ITEM NO. :</b> 1
<b>AGENDA ITEM:</b>  Hudson Social Renovation Presentation
<b>ITEM BACKUP DOCUMENTATION:</b>  <ol style="list-style-type: none"><li>1. Executive Summary of Village requests for Hudson Social Renovation</li><li>2. Hudson Social renovation presentation</li></ol>

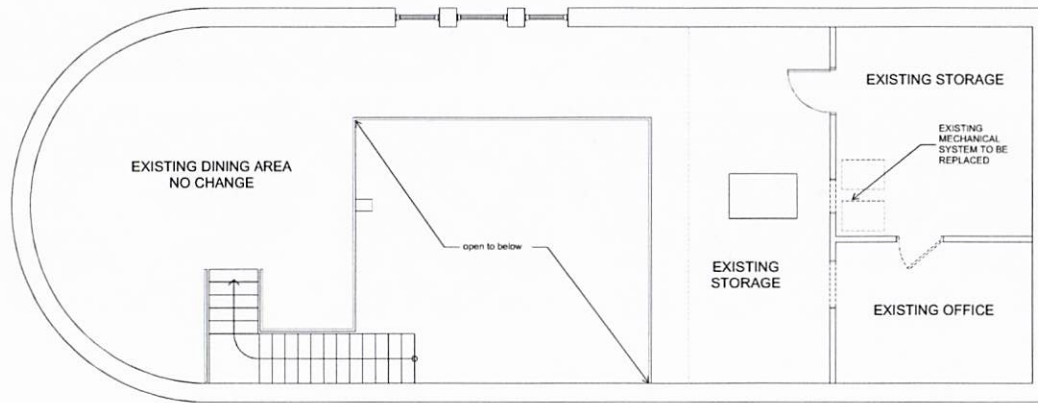
## **Executive Summary of Village requests for Hudson Social Renovation:**

### **Background:**

- The original conversion of the train station to a restaurant in 2014 was designed for a bar and café business. Hudson Social currently operates as a full-service restaurant. To comply with Health Dept regulations, we require upgrades to our kitchen, to allow for proper prep, dishwashing, and refrigeration areas.
- The original design did not include fully ADA compliant bathroom facilities, nor did it provide for proper fire mitigation under the floor of the restaurant, which is a crawlspace.
- We would like to upgrade the HVAC mechanical system, for more efficient energy usage.
- We are proposing changes that do not increase the capacity or profitability of the restaurant, but they will provide a more pleasant experience for our patrons. The work will not increase our profitability, it is simply a sunk cost to continue operating as we currently do.
- Commuter behavior has changed significantly since the pandemic. Our café business is not self-supportive. We don't have any specific requests regarding our café, but we would like to note that the changes in behavior have not been favorable for our morning business.

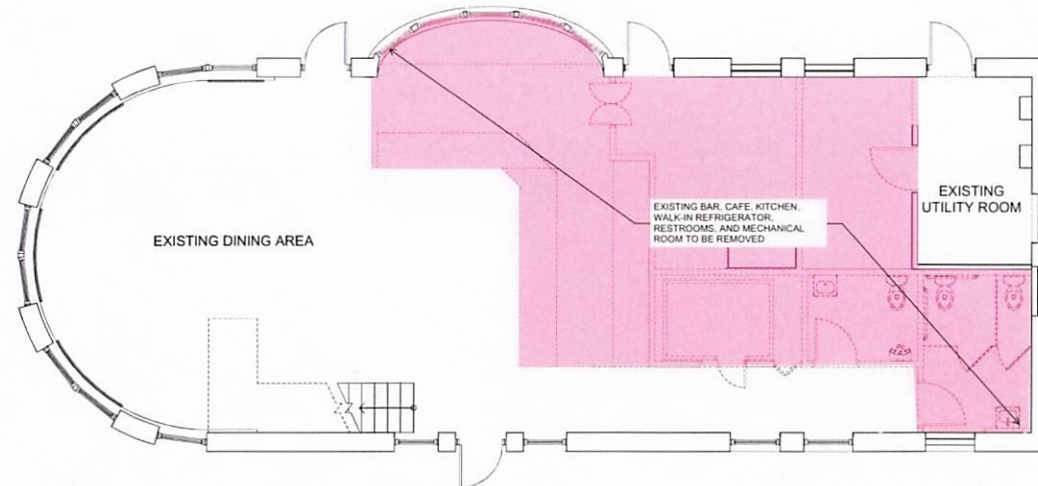
### **Requests:**

- The work we are preparing to embark upon is estimated to exceed \$600k. We request to remove all permitting fees, as this work is on village property. We would like to perform the work over the winter of 2024-2025, commencing in October or November of 2024. We believe it will take approximately six months to complete.
- We ask to be compensated for the work that addresses deficiencies in the original conversion of the restaurant. We estimate this work not to exceed \$150k (this is included in the \$600k estimate). Rather than a capital request, we simply ask that the village suspend rent payments until that cost is repaid.
- We ask the Village to extend our lease (copy attached), which was originally a twenty-year lease, with ten years remaining, to a new twenty-year period, while retaining the current rent escalation of 3% per annum.
- We would like to use the LDC facility currently in place to finance the work we are contemplating. We believe a lower interest cost will help make this work achievable.
- We ask that the village allow the café to close while this work is performed, as the restaurant bathrooms will not be accessible.



SCOPE OF WORK:  
SECOND FLOOR  
REMOVE MECHANICAL SYSTEMS  
FIRST FLOOR  
REMOVE DETERIORATED UTILITY ROOM FLOOR  
REMOVE TOILET ROOMS AND ASSOCIATED PLUMBING  
REMOVE MECHANICAL ROOM EQUIPMENT  
REMOVE KITCHEN EQUIPMENT AND FINISHES  
REMOVE WALK-IN REFRIGERATOR  
REMOVE BAR AND CAFE COUNTER AND EQUIPMENT

2 SECOND FLOOR DEMOLITION PLAN  
1/4"



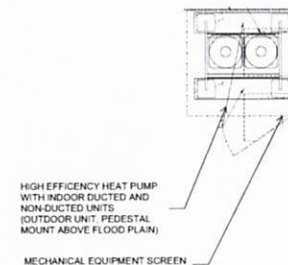
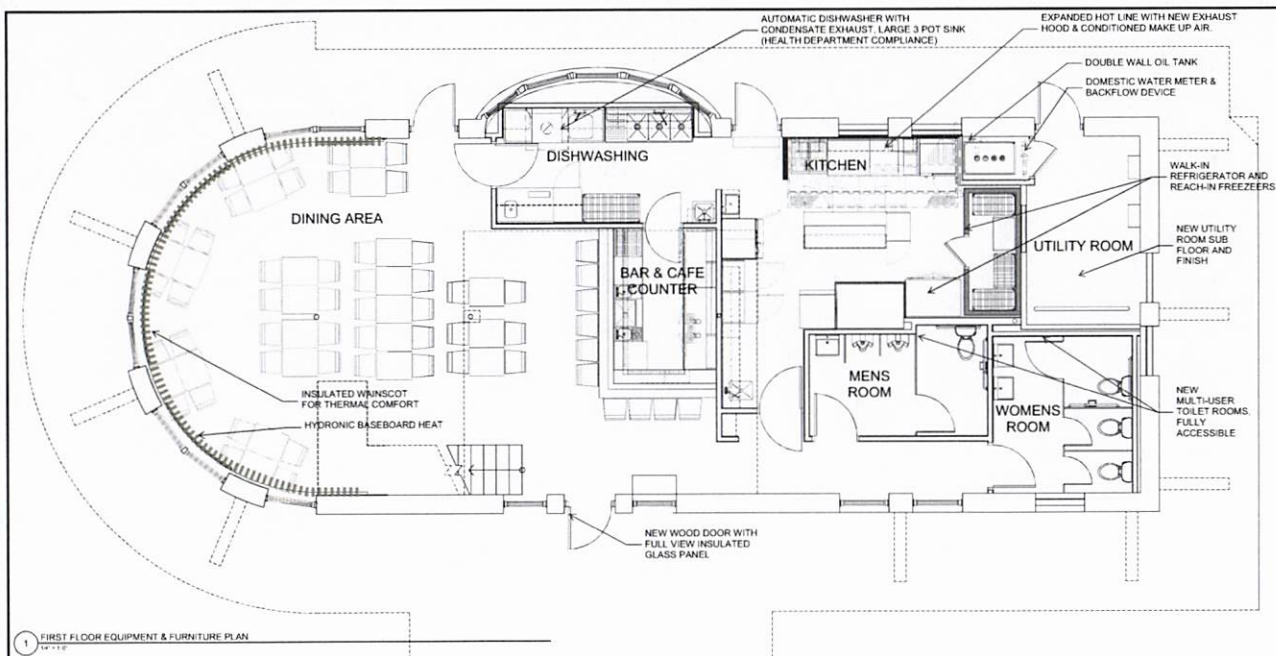
1 FIRST FLOOR DEMOLITION PLAN  
1/4"

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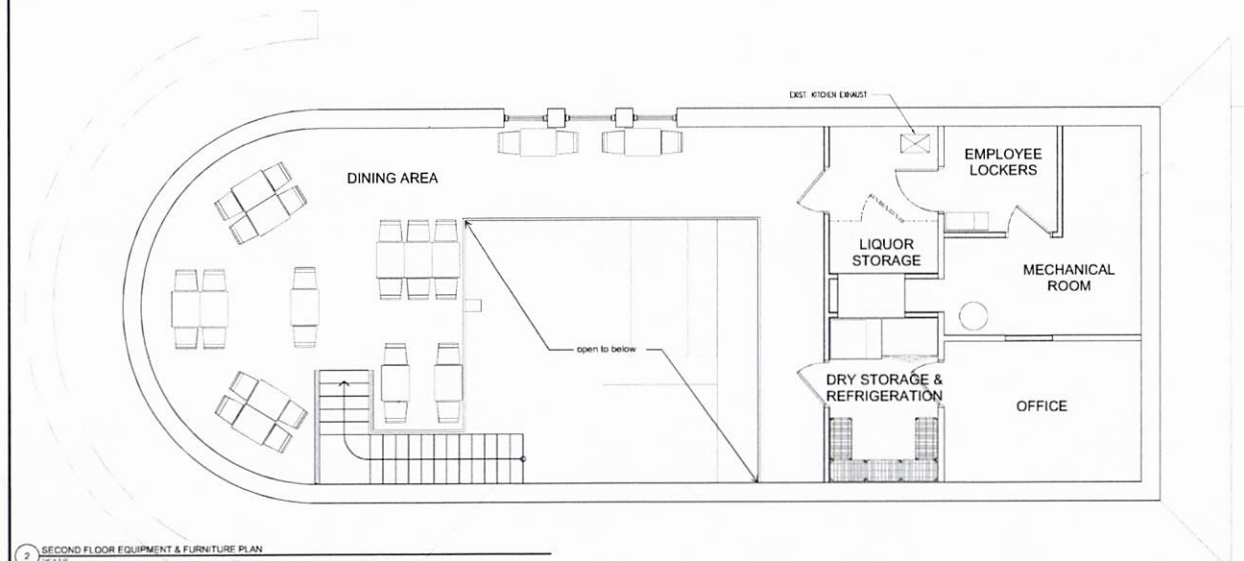
Tenant:  
**HUDSON SOCIAL**  
Sheet Title:  
**DEMOLITION PLANS**

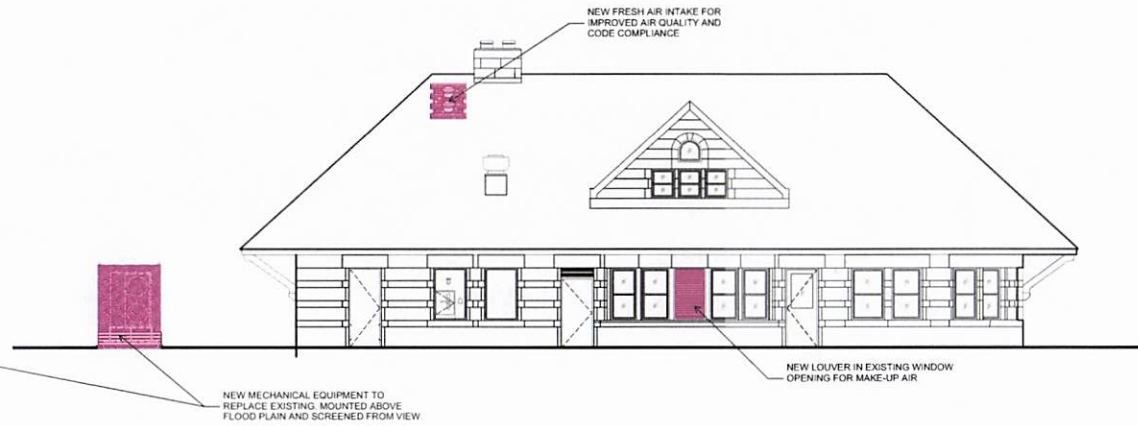
Project Description:  
PROPOSED ALTERATION AT:  
**11 STATION PLAZA**  
DOBBS FERRY, NY 10522

Job#	2122	Date:	11/12/2023
Sheet Title:	SK-11122023-1		



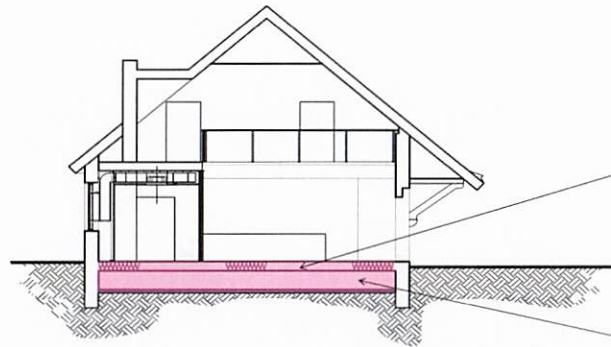
SCOPE OF WORK:  
 SECOND FLOOR  
 NEW MECHANICAL SYSTEMS  
 NEW STORAGE AND EMPLOYEE LOCKER FACILITIES  
 FIRST FLOOR  
 NEW MULTI-USER RESTROOMS, FULLY ACCESSIBLE  
 NEW MECHANICAL SYSTEMS ABOVE FLOOD PLAIN  
 NEW OIL STORAGE TANK WITH SPILL CONTAINMENT  
 NEW FULL SERVICE DISHWASHING  
 CONSOLIDATED REFRIGERATION AND FREEZERS  
 NEW FOOD PREPARATION AREAS AND HOT LINE  
 NEW SANITARY FINISHES  
 NEW CODE COMPLIANT AND HIGH EFFICIENCY HEATING, VENTILATION, AND AIR CONDITIONING





5 EAST ELEVATION (TRAIN PLATFORM)  
1/8" = 1'-0"

SCOPE OF WORK:  
FULLY SCREENED MECHANICAL EQUIPMENT  
INSTALLED ABOVE FLOOD PLAIN  
CORRECTION OF NON-COMPLIANT UNPROTECTED  
WOOD FRAMING IN CRAWL SPACE  
OPTION TO IMPROVE THERMAL PROPERTIES OF  
FLOOR AND PROVIDE MOISTURE MANAGEMENT OF  
CRAWL SPACE



2 BUILDING SECTION 'B'  
1/8" = 1'-0"

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Tenant:  
**HUDSON SOCIAL**  
Sheet Title:  
**BUILDING SECTIONS**

Project Description:  
PROPOSED ALTERATION AT:  
**11 STATION PLAZA**  
**DOBBS FERRY, NY 10522**

Job#: 2122 Date: 11/12/2023  
Sheet Title:  
**SK-11122023-3**





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## Project:

HUDSON SOCIAL

## Sheet Title:

EXISTING PHOTOS

## Project Description:

PROPOSED ALTERATION AT:  
11 STATION PLAZA  
DOBBS FERRY, NY 10522

## Job#:

2122

## Date:

11/12/2023

## Sheet Title:

SK-11122023-4





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Tenant:  
**HUDSON SOCIAL**  
Sheet Title:  
**EXISTING PHOTOS**

Project Description:  
**PROPOSED ALTERATION AT:  
11 STATION PLAZA  
DOBBS FERRY, NY 10522**

Job#:	Date:
2122	11/12/2023
Sheet Title:	
SK-11122023-4	





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Tenant:  
**HUDSON SOCIAL**  
 Sheet Title:  
**EXISTING PHOTOS**

Project Description:  
**PROPOSED ALTERATION AT:  
 11 STATION PLAZA  
 DOBBS FERRY, NY 10522**

Job#	2122	Date:	11/12/2023
Sheet Title:	SK-11122023-4		



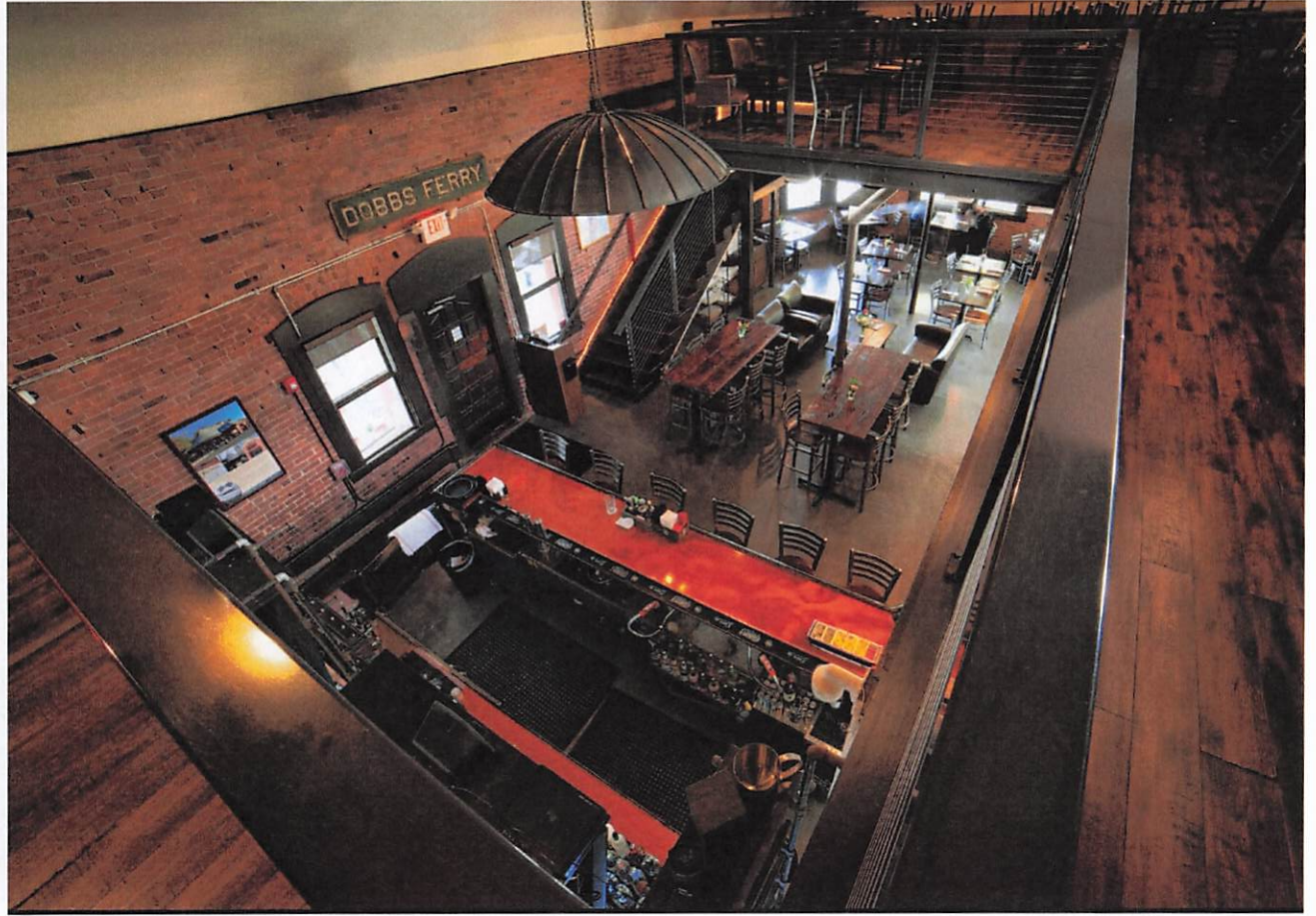
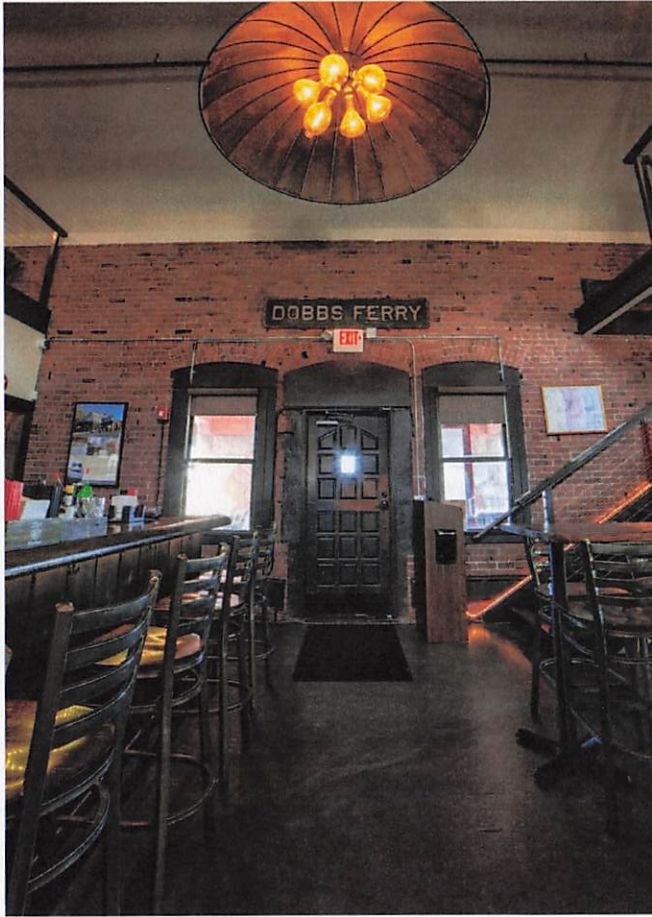


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Project Description:  
**PROPOSED ALTERATION AT:**  
**11 STATION PLAZA**  
**DOBBS FERRY, NY 10522**





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