



## **VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA**

<b>MEETING DATE:</b> OCTOBER 12, 2021
<b>AGENDA ITEM SECTION:</b> MINUTES
<b>AGENDA ITEM NO. :</b> 2
<b>AGENDA ITEM:</b> SEPTEMBER 28, 2021
<b>ITEM BACKUP DOCUMENTATION:</b> 1. DRAFT MEETING MINUTES OF SEPTEMBER 28, 2021

**ITEM BACKUP DOCUMENTATION:**

1. DRAFT MEETING MINUTES OF SEPTEMBER 28, 2021

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

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on September 28, 2021, remotely via Zoom: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZ0VzROU09>, 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 and Ms. Lori Lee Dickson/Attorney for the Village. Also present: Ms. Alissa Fasman/Secretary to the Village Administrator and Mr. Henry Blethen/Videographer. Absent/excused: Village Treasurer Jeff Chuhta.

Motion by Trustee Patino, 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 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				

### **Pledge of Allegiance**

Mayor Rossillo led the pledge of allegiance.

Mayor Rossillo said the Courtesy of the Floor agenda item will be moved to the first item on this evening's agenda.

### **Courtesy of the Floor (Please limit comments to no more than 3 minutes)**

Mayor Rossillo asked people to keep their comments to three minutes each and to state their name and address when they come up to the microphone.

The following people addressed the Board: Nancy Kennedy/8 Pietro Place; Kelly/12 Pietro Place; Anne Schneider/100 Belden Avenue; Ron Vincent/8 Pietro Place; Paul Stahl/16 Pietro Place; Rashani/12 Pietro Place; and Laura Crowley/7 Pietro Place.

Mayor Rossillo said we do appreciate the situation. Mayor Rossillo said he visited the site and has seen the damages that occurred. Mayor Rossillo said it was heartbreaking to see all your belongings out on the lawn drying out and seeing all the damage that was done to your homes. Mayor Rossillo said Deputy Mayor Cassell and Trustee Sullivan were also there a few days after the storm. Mayor Rossillo said the Village Administrator, DPW and the Engineer were also there a few times. Mayor Rossillo said we have taken some starting steps.

Mr. Leins said he has been out there several times and is well aware of what the situation is. Mr. Leins said the Village engaged a new Engineer last spring and they have been making stops and

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

trips all over the Village. Mr. Leins said one of the most egregious is your area, so we have been in that area. Mr. Leins said tomorrow we have a scheduled meeting with the Engineer and we are going to look to see what kind of temporary fixes that we can do. Mr. Leins said in his opinion, he thinks they need a permanent fix, but that is going to take time. Mr. Leins said we want to try to come up with something and do the best we can under the circumstances. Mr. Leins said we are making this a high priority and tomorrow we are going to look at short-term fixes.

Ms. Schneider said that the Fire Department people said they cannot pump out the houses and that is not their job. Ms. Schneider asked if that is something that can be changed.

Mayor Rossillo said it is State law and you can try to change State law but that would start with Senator Andrea Stewart-Cousins and Assemblyman Thomas Abinanti.

### **Presentations: Proclamation proclaiming Saturday, October 2, 2021 as David “Scotty” Shevlin Day**

Mayor Rossillo issued the following proclamation proclaiming Saturday, October 2, 2021 as David “Scotty” Shevlin Day in the Village of Dobbs Ferry:

**Whereas,** the Village of Dobbs Ferry has no greater spirit than those who give back to the community; and

**Whereas,** for almost 50 years David “Scotty” Shevlin announced football games for the Dobbs Ferry High School Football Team, Pop Warner Football and Dobbs Ferry Youth Football and he will forever be known as the voice of Dobbs Ferry football; and

**Whereas,** Scotty had a unique ability to entertain the crowd by putting a personal twist on traditional American football terminology, and because of Scotty’s unique style we have come to know the field as “the pitch” and the penalty flag as “the yellow handkerchief”; and

**Whereas,** Scotty promoted local businesses from the podium and has been courteous to the opponents; and

**Whereas,** Scotty will be in our hearts forever and will we always remember hearing Scotty say “Dobbs Ferry Wins!”, or his reminder of how many shopping days there are until Christmas; therefore be it

**Resolved,** that on behalf of the entire community I acknowledge with gratitude the contribution that Scotty made to the citizens of Dobbs Ferry, that we knew him “very well”, and that in honor of Scotty a monument will be placed at the Dobbs Ferry Football team’s entrance to Gould Park and his spirit will be with the team at each game they play from this day forward; and be it further

**Resolved,** that I officially recognize Scotty’s service to our community and through the authority of my office do hereby proclaim Saturday, October 2, 2021 as **David “Scotty” Shevlin Day** in the Village of Dobbs Ferry, N.Y. and direct that this proclamation be carried throughout the Village for people of good will to see and know.

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Mayor Rossillo noted that there was going to be a presentation regarding diversity training, but the item has been taken off this evening’s agenda.

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

**Public Hearings: Consider an application for site plan approval/waivers needed for development of property located at 398 Ashford Avenue with the goal of converting commercial space in a mixed use building into residential units resulting in a multi-family building with a total of eight units**

Ms. Valerie Monastra, AICP/Village Consulting Planner sent the following memorandum and attachments dated September 21, 2021 to Mayor Rossillo and the Board of Trustees:



### MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**SUBJECT:** 398 Ashford Avenue

**DATE:** September 21, 2021

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

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Ashford Dobbs, LLC. ("Applicant") is seeking Site Plan approval to renovate an existing multi-family residential building and upgrade and expand the existing parking area. The property is located at 398 Ashford Avenue, Section Block and Lot 3.100-89-1 ("Project Site"). The property is in the DT, Downtown Transition zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referrals.** This project required a notification to the Westchester County Planning Board per Section 239 L, M, and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code because the project is less than 5,000 square feet and within 500 feet of the Saw Mill River Parkway. The County sent an acknowledgement of the notification in August.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees per Section 300-52, and public hearing is scheduled for September 28, 2021.
3. **Zoning Board of Appeals.** As currently proposed, this application will need three variances from the Zoning Board of Appeals or waivers by the Village Board of Trustees per Section 300-52(E) of the Zoning chapter for the maximum impervious coverage, two (2) parking spaces, and the minimum residential dwelling unit size. The units proposed on the ground floor do not meet the 600 square foot minimum.
4. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901 • 845.368.1472  
Long Island: 70 Maxess Road, Melville, NY 11747 • 631.427.5665



**SEQR/ENVIRONMENTAL REVIEW COMMENTS**

The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its September 14, 2021, Village Board meeting. Part I of the EAF is complete and Part II of the EAF is attached to this memorandum for your consideration.

1. **Archaeological Site.** The Project Site is within an archeologically sensitive area. However, it is located on previously disturbed land, and the project does not involve substantial excavation. Therefore, consultation with the State Historic Preservation Office (SHPO) is not necessary.

**SITE PLAN COMMENTS**

1. **Parking.**
  - a. Parking calculations: Section 300-48 B(2)(b) only requires new off-street parking spaces when new dwelling units are added to an existing parcel. The Building Inspector has determined that the Applicant needs to provide four (4) additional parking spaces for the three (3) additional dwelling units being proposed. The Applicant can provide two (2) additional on-site spaces, for a total of five (5) spaces.
  - b. The Applicant proposes to install tandem spots. How will those spots be distributed to the eight (8) units? How will the cars maneuver in and out of the tandem spaces? The sight distance for pulling out of the proposed parking lot that is so close to an off-ramp is a concern.
  - c. While the Applicant was looking to use the on-street parking spaces to reduce their required parking per Section 300-48(H)(1), the Planning Board recommended that the Village Board of Trustees direct the Applicant to provide a payment in lieu of parking per Section 300-48(H)(4) as the on-street parking spaces are too close to the on-ramp of the Saw Mill Parkway.

**ENGINEERING COMMENTS**

Hahn Engineering provided updated comments dated May 10, 2021 (see attachment). It is recommended that as a condition of approval the Applicant must address the engineer's comments prior to the issuance of a building permit.

# DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Agency Use Only [If applicable]

Project: 398 Ashford Avenue

Date: 9/21/21

## Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

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SEAF 2019



**JAMES J. HAHN**  
**ENGINEERING, P.C.**

Putnam Business Park  
1689 Route 22  
Brewster, NY 10509

Tel: 845-279-2220  
Fax: 845-279-8909  
jjhahn@hahn-eng.com

## MEMORANDUM

**To** : Ed Manley, Building Department

**From** : George E. Pommer, P.E.  
Vice President

**Dated** : May 10, 2021

**Subject** : Site Plan Review  
Owner/Applicant – Ashford Dobbs, LLC  
398 Ashford Avenue  
Tax ID: 3.100-89-1

**Drawings Reviewed** : “General Notes & Details”, Dated 11/5/20, Sheet C-001.00.  
“Site Plan & Zoning Analysis”, Dated 11/5/20, Sheet C-100.00.  
“Stormwater Pollution Prevention Plan”, Dated 11/5/20, Sheet C-200.00.  
“Stormwater Calculations & Subsurface Retention Details”, Dated 11/5/20, Sheet C-201.00.  
“Site Details”, Dated 11/5/20, Sheet C-300.00.  
“Survey of Lots Nos. 11, 12 & 13”, Dated 3/12/21.

**Documents Reviewed** : Letter from Shahin Badaly, Dated 3/28/21.

The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated December 31, 2020. The applicant proposes the construction of interior renovations and expanded parking area on 0.09 acres in the DT zoning district. The improvements also include a stormwater mitigation system. The site is located within 500' of the Saw Mill Parkway and the border with Ardsley.

The Planning Board has requested that the project be referred to the Board of Trustees at the May 6, 2021 meeting. Pursuant to our review, the following items should be addressed by the applicant.

1. As noted on the plans, the proposed site improvements exceed the allowable lot coverage; therefore, a variance may be required.

ENVIRONMENTAL AND CIVIL ENGINEERING  
STUDIES • REPORTS • DESIGN

ASCE

AWWA

NSPE

WEF

**Dobbs Ferry Planning Board**  
**Site Plan Review**  
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2. Off-street parking and a retaining wall are proposed the adjacent lot labeled "P.O. Lot 14" which may be Village right-of-way. Per the requirements of §300-48 "Parking" C. (6) of the Village Code, off-street parking shall not be located in the right-of-way. The applicant is pursuing an easement from the owner of the lot labeled "P.O. Lot 14" which may be the Village. An easement would ease the burden of parking on side streets. This item also relates to the deficiency of parking and the number of spaces required for a "PILOP".
3. There is an existing onsite parking lot. The proposed parking design will increase onsite parking and backing out onto Ashford Avenue and into the crosswalk which may pose a safety hazard to pedestrians along the sidewalk and motorists on Ashford Avenue. Furthermore, with the proposed tandem parking may cause queuing on Ashford Avenue. The existing on-street parking stalls are proposed to be modified to improve safety and include new line striping. Due to the proximity of the parkway, any proposed improvements should be reviewed by the Village's Traffic Consultant.
4. A separate plan should be provided showing a retaining wall on the property line and no parking on the adjacent property.
5. While the building may be all residential, accessible parking spaces conforming to ADA requirements should be considered and conform to code as required.
6. The proposed pedestrian ramp in the right-of-way should conform to ADA and Village standards.
7. The site plan should reference the survey by Gabriel E. Senor, P.C. that was provided with the submission documents.
8. The survey and site plan should be revised to include the existing utility pole located in the right-of-way on "P.O. Lot 14".
9. Walkway, pedestrian ramp and retaining wall details should be provided. Additionally, the curb detail should show the full curb height.
10. A gravel parking area is proposed; per the requirements of §300-48 "Parking" C. (1) of the Village Code, gravel is not permitted for parking areas in the DT zone.
11. As previously mentioned, the proposed stormwater mitigation system should be sized for the increase in stormwater runoff due to the 100-year storm event. The site appears to pose setback limitations which may allow for a lesser storm event. Stormwater discharge ultimately flows into the Saw Mill River which is a NYSDEC impaired water body. An overflow is recommended to the existing catch basin.

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**May 10, 2021**  
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12. The catch basin should include a 24" sump for pretreatment and the pipe should have 24" minimum of cover. The detail and elevations should be revised. Additionally, it should be confirmed the catch basin can withstand H-20 loading.
13. As previously mentioned, soil testing in accordance with Appendix D of the NYSDEC Stormwater Management Design Manual should be performed to confirm separation and infiltration requirements. The proposed stormwater system relies on infiltration to mitigate the increase in runoff. As a result, soil testing is important to verify the assumptions made.
14. As previously mentioned, Note #3 on sheet A2.0 states that the washers are to connect to the existing drainage system. All washers should connect to the sewage system, not the drainage system. A revised Sheet A2.0 has not been provided.
15. Location of the drainage inspection port should be shown on the plans.
16. The date of the original plan and all revisions, with notation identifying the revisions, should be shown.
17. Comments from the Village's planning consultant should be addressed.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



GEP:WJA:cg

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Motion by Trustee Sullivan, seconded by Trustee Patino to open the public hearing to consider an application for site plan approval/waivers needed for development of property located at 398 Ashford Avenue with the goal of converting commercial space in a mixed use building into residential units resulting in a multi-family building with a total of eight units.

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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 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				

No one from the public addressed the Board.

Ms. Monastra updated the Board on the proposed application and reviewed items in the memorandum that she sent to the Board.

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

Mayor Rossillo noted that the applicant was not present and he is going to keep the public hearing open and come back to this item later in the agenda.

**Public Hearings: Consider a written request for waiver from the Dobbs Ferry Zoning Code §300-40(A)(1) mandatory set-aside of affordable housing unit on the same property as the proposed development of 19 Livingston Avenue (this is not a hearing on the site plan)**

Ms. Linda Whitehead/Attorney for the Village sent the following letter dated August 2, 2021 to Mayor Rossillo and the Board of Trustees:

McGULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MANHATTAN AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

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MEREDITH A. LEFT

CHARLES A. GOLDBERGER  
EDMUND C. GRANGER, III  
COUNSEL

FRANK S. MCGULLOUGH (1905-1998)  
EVANS V. BREWSTER (1920-2005)



August 2, 2021

Mayor Vincent Rossillo and  
Members of the Village Board of Trustees  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522

Re: Site Plan Application, The Townhouses at 19 Livingston Avenue

Dear Mayor Rossillo and Members of the Village Board:

As you will recall, this firm represents Livingston Development Group, LLC (the "Applicant"), and Victor Serricchio, Brian Dyer and Andrew Sokolik, the owners of the approximately 1.219 acre property known as 19 Livingston Avenue (the "Property"), formerly the location of Rudy's Beau Rivage. Our clients are proposing the development of eight (8) townhouses on the Property, each of which will be located on its own lot (the "Project"). We are writing to follow up on the discussion at your June 22<sup>nd</sup> meeting regarding the requirement for an affordable unit. As we indicated at that time, we would like to request a waiver of this requirement pursuant to Section 300-40C(4) of the Dobbs Ferry Zoning Ordinance and ask that at your August 10, 2021 meeting you schedule the required public hearing to issue such a waiver. In exchange for the waiver, as provided for in the Code, our client proposes to purchase or build a unit at an alternate location within the Village and lease or sell such unit as an affordable unit. We have reviewed a number of options and determined it is not practical to place a unit within the Project as discussed below, and we believe this alternative will actually present a benefit to the Village and better suit the goals of the affordable housing program.

We have reviewed the economics and financial viability of providing an affordable unit available to someone making 80% of the area median income (AMI) pursuant to the requirements of the Code within the Project. We have also spoken to experts in the affordable housing field regarding how purchasers are qualified for units and what issues have arisen in qualifying purchasers in this area, including Rose Noonan of the Housing Action Council, the



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Mayor and Members of the Board  
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entity which has been tasked with qualifying purchasers for many affordable housing units throughout the County. We hope to have a letter from Rose Noonan reviewing these issues to support our analysis. Based upon this analysis and research, we do not believe it makes sense to include an affordable unit in the Project for many reasons.

The eight units as currently proposed for the Project are all essentially identical layouts of approximately 3,400 square feet with three (3) bedrooms. If one of these were to be an affordable unit, the requirements of the Code would require that the affordable unit be a three (3) bedroom unit with a minimum of 2,720 square feet (80% of the average size of the market units). This requirement exists so that the affordable unit does not appear very different than the market rate units in the project and will blend in.

Affordability is determined by calculating the full monthly housing costs, including mortgage payments (which would also likely include approximately \$125/month for private mortgage insurance as the buyer is unlikely to have a 20% down payment), property taxes, homeowners insurance and HOA fees. These monthly costs cannot exceed 30% of the gross income of the qualifying household, and the gross income cannot exceed 80% of the AMI. For example, for 2021, 80% AMI for a 3-person household is \$91,800 and the monthly expense cannot exceed \$2,295. I have been advised that for the purpose of setting pricing of affordable units, 1 person per bedroom is generally used to determine household size. Therefore, for a three bedroom townhouse affordability would be based upon 80% AMI for a 3 person household. Even utilizing the figures for a 4-person household, this would not significantly affect the calculation (monthly housing cost of \$2,550 for a 4-person household). We have been advised that in Westchester County very few households of greater than 3 persons have applied for affordable units, with the typical household for a "family" type unit often being made up of a single parent with two children.

Based upon the monthly expenditure for a 3- or 4-family household, and estimating the combined expenses to be within what is affordable at 80% AMI, the maximum purchase price for the proposed unit would be approximately \$175,000 or potentially up to \$200,000 if the taxes are reduced and the HOA fee kept to a minimum. This pricing would represent a sales price of only approximately \$70 per square foot. Even if the unit were able to be made as small as 2000 square feet, the sales price would still be less than \$100 per square foot.

There is no question that even at \$100/square foot, the cost of construction will significantly exceed the purchase price for the affordable unit. In addition to typical building costs, given the soil conditions and steep slopes on the Property and existing utility conditions, this Project will have higher than usual costs. In addition, as you are likely aware, costs of materials have increased significantly since the start of the pandemic, further adding to construction costs. The client has estimated construction costs ranging from \$331 to \$386 per square foot for pure building costs (labor and materials only) and when soft costs and financing costs are added in this increases to \$357 to \$417 per square foot (not including marketing, broker



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commissions, transfer taxes and other closing costs). Using the most conservative numbers set forth above of sale price of \$200,000, or \$100 per square foot for a 2000 square foot unit, the construction cost will equal \$714,000 (\$357 per square foot x 2000 square feet), resulting in a loss of \$514,000. Typically a builder can make up some of the loss from an affordable unit through the sale of market units. However, there will be only seven market rate units here and just to break even would add at least \$75,000 to the purchase price of each of the market rate units. Again, these are conservative numbers not reflecting all costs which will actually be incurred. The loss is too great for the project to be economically feasible.

Another significant concern with including an affordable unit in this Project will be the difficulty of finding an eligible purchaser. There has actually been much discussion amongst lenders and developers of affordable housing around the problems qualifying buyers to purchase for sale affordable units. Qualification of buyers for these units has been an ongoing problem, which has gotten worse as costs have gone up. A qualified buyer must have funds available for a down payment, have sufficient income to qualify for the mortgage, but not have income exceeding 80% AMI. This combination greatly limits the number of qualified buyers for this unit. Adding an affordable unit for which a very limited group of purchaser's will qualify, if any, does not seem to further the goals of the Village to ensure the availability of fair housing for residents of various income levels.

As an alternative, and as provided for in your Code, our client proposes to purchase or build a housing unit at an alternate location within the Village and lease or sell the unit subject to the applicable affordability restrictions. We would be happy to work with the Affordable Housing Task Force and local real estate agents to identify an appropriate property and prepare same for sale or rental. This option has been used elsewhere and has even been used by Westchester County. We believe this alternative better meets the goals of the Affordable Housing Program as it will result in the addition of an affordable unit which will be available to a wider range of qualifying parties. Therefore, this represents a viable alternative anticipated under your Code to support the Villages goal of providing affordable housing.

Thank you for your consideration and we look forward to continuing to work with you on this Project.

Very truly yours,



Linda B. Whitehead

cc: Livingston Development Group, LLC  
Christina Griffin AIA  
Paul Petretti, P.E., L.S.

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

Ms. Valerie Monastra, AICP/Village Consulting Planner sent the following memorandum and attachments dated August 5, 2021 to Mayor Rossillo and the Board of Trustees:



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**MEMORANDUM**

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**Re:** 19 Livingston Avenue

**DATE:** August 5, 2021

**CC:** Richard Leins Esq., Village Administrator  
Lori Lee Dickson Esq., Village Attorney  
Ed Manley, Building Official and Land Use Officer

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Livingston Development Group LLC., (the "Applicant" and "Owner") is seeking Site Plan and Subdivision approvals to construct eight (8) townhomes. The property is located at 19 Livingston Avenue, Section Block and Lot 3.12-104-1 ("Project Site"). The property is located in the MDR-1, Mixed Density Residential-1, zoning district.

This application is before the Village Board for a waiver to the affordable housing set aside per Section 300-40(C)(4). A resolution calling for a public hearing for the waiver is also before the Board.

**General and Procedural Comments**

1. **SEQR.** The SEQR process has not yet commenced. The Applicant has provided a Full Environmental Assessment Form (EAF), and this application is categorized as an Unlisted Action under SEQR. The Village Board will be the Lead Agency for this application due to its site plan approval authority. The Village Board and Planning Board are both involved agencies. Therefore, it is recommended that the Village Board undertake a coordinated SEQR review for the entire action, which also includes subdivision approval. It is recommended that the Village Board circulate a Notice of Intent to be Lead Agency.
2. **County Board Referrals.** This project will require a referral to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is greater than 5,000 square feet and within 500 feet of Route 9.
3. **Affordable Housing.** This application requires the set-aside of one (1) affordable housing unit per Section 300-40 of the Zoning chapter. The Applicant is requesting a waiver to the affordable housing set aside per Section 300-40.C(4). In order to grant a waiver to the set-aside, the Village Board will need to undertake the following process:

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901 • 845.368.1472  
Long Island: 70 Maxess Road, Melville, NY 11747 • 631.427.5665

- a. The Village Board must vote during a public meeting whether to take further action on the request. In the event that the Board of Trustees affirmatively votes to consider the request, a final determination may be made only following a public hearing duly published noticed between four (4) and 20 days prior to the date of the hearing.
- b. At the hearing, the Applicant needs to provide information to the Village Board to justify the waiver in light of the goals of the affordable housing program and provide evidence that the inclusion of any or all the affordable housing units required would render the development financially infeasible.
- c. After conducting a public hearing, the Board of Trustees is to deliberate by balancing the request for waiver against the goals of the affordable housing program and may vote to grant or deny, in whole or in part, the request for the waiver. In the event the request is granted in whole or part, the Board of Trustees must require an applicant to undertake the following actions:
  - i. To purchase, construct or affirmatively facilitate the construction of the affordable housing unit(s) at alternate location(s) within the Village; or
  - ii. To deposit into the affordable housing fund a per-unit fee in lieu, in an amount to be determined by the Board of Trustees based upon the unique facts and circumstances of the proposed development; or
  - iii. To undertake a combination of both construction of a unit(s) at another location or payment of per-unit fee in lieu, but in no event should the combination fail to represent the totality of the applicant's obligation for required affordable housing units in the proposed development.

The Applicant submitted a letter dated August 2, 2021, proposing to purchase another dwelling unit within the Village and selling or renting it as an affordable unit. It is recommended that the Village Board considers calling for a public hearing on the Applicant's request.

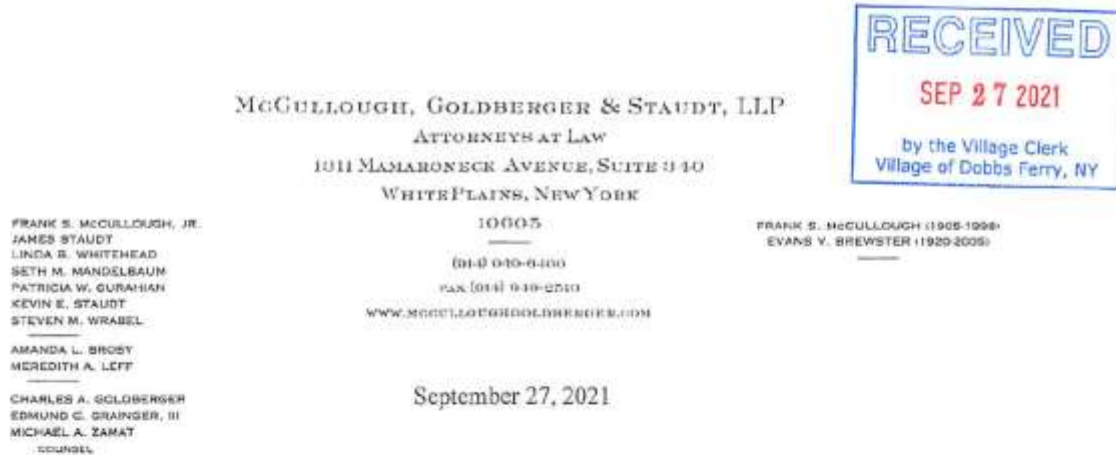
4. Site Plan Approval. Per Section 300-52 of the Zoning chapter, this application requires Site Plan approval by the Village Board of Trustees because it is located on a property that is over one acre, and it requires a recommendation by the Planning Board. A public hearing conducted by the Village Board is required for Site Plan approval.
5. Subdivision Approval. This application will require a Subdivision approval from the Planning Board per Section 300-70 of the Zoning chapter. A public hearing conducted by the Planning Board is required for Subdivision approval.
6. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval.
7. Local Waterfront Revitalization Consistency. The Village Board will need to make a consistency determination with the Village's LWRP per Section 300-52.D as part of the final Site Plan approval.

**Affordable Housing Waiver Documentation Comments**

1. The Applicant provided some information as to the financial infeasibility of including an affordable housing dwelling unit within the proposed project. However, the Applicant should provide backup documentation of the estimated construction costs.
2. The Applicant proposes purchasing another dwelling unit within the Village and selling or renting it as an affordable unit. Will this unit also be a 3-bedroom unit? What is the proposed period of affordability?
3. It is recommended that any purchase of an off-site unit and filing of deed restrictions take place prior to any issuance of a certificate of occupancy of the proposed market-rate dwelling units.

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Ms. Linda Whitehead/Attorney for the Village sent the following letter dated September 27, 2021 to Mayor Rossillo and the Board of Trustees:



September 27, 2021

Mayor Vincent Rossillo and Members of the Village Board of Trustees  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522

Re: Site Plan Application, The Townhouses at 19 Livingston Avenue  
Affordable Housing waiver request

Dear Mayor Rossillo and Members of the Village Board:

As you will recall, this firm represents the owners of the approximately 1.219 acre property known as 19 Livingston Avenue (the "Property"), formerly the location of Rudy's Beau Rivage. Our clients are proposing the development of eight (8) townhouses on the Property, each of which will be located on its own lot as required by zoning (the "Project"). I am writing in advance of the public hearing scheduled for September 28, 2021 on our request for a waiver of the requirement for an on-site affordable unit pursuant to Section 300-40C(4) of the Dobbs Ferry Zoning Ordinance. In exchange for the waiver, as provided for in the Code, our client proposes to purchase or build a unit at an alternate location within the Village and lease or sell such unit as an affordable unit. This letter is intended to supplement our previous letter of August 2, 2021, which we ask also be considered as part of the record on the public hearing. A copy of that letter is being provided herewith.

Section 300-40C(4) provides for alternatives to set-aside. The section offers three alternatives as follows:

- (a) Require the applicant to purchase, construct or affirmatively facilitate the construction of the affordable housing unit(s) at alternate location(s) within the Village; or
- (b) Require the applicant to deposit into the affordable housing fund a per-unit fee in lieu, in an amount to be determined by the Board of Trustees based upon the unique facts and circumstances of the proposed development; or

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Mayor and Members of the Board  
September 27, 2021  
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(c) Require a combination of both Subsection C(4)(a) and (b) above, but in no event shall such combination fail to represent the totality of the applicant's obligation for required affordable housing units in the proposed development.

In accordance with subparagraph (a) above, our client is proposing to purchase a three (3) bedroom residence either already in good condition or which they will improve to be in good condition, and place a deed restriction for fifty (50) years as either a for sale or rental unit meeting the Village's definition of an Affordable Housing Unit.

Our client has also offered to pay a fee in lieu as provided for in subparagraph (b). This option could allow for the Village to identify and purchase a site to construct a new affordable housing unit. The Affordable Housing Committee in the Village of Hastings-on-Hudson has successfully developed a number of affordable housing units in the Village.

The applicant is required to justify the waiver in light of the goals of the affordable housing program and provide evidence that the inclusion of the affordable housing unit required would render the development financially infeasible. The Board of Trustees in making its determination on an alternative is required to "deliberate publicly by balancing the request for waiver against the goals of the affordable housing program...."

The introductory paragraph of Section 300-40 Affordable Housing reads as follows:

The purpose of this section is to help ensure the continued availability of fair housing for residents of various income levels, which in turn will help maintain Dobbs Ferry's community character, and which further promotes the general welfare by increasing the potential for qualifying individuals or families who also may be workers and volunteers providing valuable services to the Village to be able to live in Dobbs Ferry. It is the objective of this section to address these purposes by requiring certain types and scales of development in the Village of Dobbs Ferry, taking place either through the construction of new structures or through the rehabilitation of existing structures, to contribute to the creation of affordable housing that affirmatively promotes fair housing consistent with the standards and conditions of this section.

Based upon the information provided below and in our August 2, 2021 letter, we believe the provision of the appropriate off-site three (3) bedroom affordable housing unit will satisfy this stated purpose and goal, and better serve the needs of the community. This is an opportunity



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Mayor and Members of the Board  
September 27, 2021  
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to have an existing structure rehabilitated if necessary and then restricted to provide the continued availability of fair housing for residents of various income levels, while promoting the general welfare by increasing the potential for qualifying individuals or families who also may be workers and volunteers providing valuable services to the Village to be able to live in Dobbs Ferry. As is set forth in our August 2, 2021 letter, we believe there will be very few families who would qualify to purchase an affordable unit in the proposed project.<sup>1</sup> We would anticipate this off-site unit would have lower or no association charges and lower taxes, making it affordable to more families if it were to be for sale. As a rental, which our client is willing to provide, it would be available to an even broader range of residents at 60% AMI. **However the affordable unit is provided, it will serve the goal of creating affordable housing and therefore satisfy the goals of the affordable housing program.**

The Code also requires the applicant provide evidence that the inclusion of the affordable housing unit require would render the development financially infeasible. We provided some analysis in our prior letter. The estimated construction cost which we have presented range from \$331 to \$386 per square foot for pure building costs (labor and materials only) and when soft costs are added in this increases to \$357 to \$417 per square foot (not including marketing, broker commissions, transfer taxes and other closing costs). These estimates are based upon actual construction costs of other similar projects throughout Westchester and Fairfield Counties as well as site specific considerations. The project will have significant site development costs of \$800,000 to \$900,000 for work on the steep slopes, significant retaining walls, the storm water system and connection to the County trunk sewer. In an effort to limit the extent of steep slope disturbance and retaining walls, our client reduced the size and scope of the project from the prior application and therefore we are proposing only eight (8) units. The site costs alone will be over \$100,000 per unit. I have confirmed the range of overall construction costs with a number of architects, and they are even on the low end. Since the onset of the pandemic, both lumber and steel costs have skyrocketed, likely increasing these costs even more. Soft costs also will include the significant cost incurred in the approval process and the engineering and architectural fees as well as significant permitting fees. These calculations also do not take into account taxes and interest for the carrying time on the property.

Assuming slightly different finishes in the affordable unit, the cost will still be over \$300 square feet for the affordable unit at 2700 square feet for a total construction cost of over \$800,000. This unit will be restricted on sale price to less than \$300,000, resulting in a loss of between \$500,000 and \$600,000. This adds approximately \$85,000 per unit to the already

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<sup>1</sup> Enclosed please find a summary of the qualification process prepared by the Housing Action Council to supplement the summary in our prior letter.

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Mayor and Members of the Board  
September 27, 2021  
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significant construction costs of the seven (7) remaining market rate units, significantly cutting into the owners already low profit margin for the project and impacting the financial viability of the project overall.

Another significant issue is that the zoning in this instance increases the cost of providing affordable units and also impacts the feasibility as it requires fee simple townhouses or individual 1, 2 or 3 family homes. These types of units are more expensive to build than apartments or stacked flats. It also provides less flexibility on layout. As the proposed units are multi-level attached townhouses in groupings of two or three units, which are being built into the existing slope to reduce site impacts, it is difficult to vary the size of the units without the smaller unit(s) looking odd and out of place. It is simply not easy in this type of configuration to significantly vary unit sizes. This is much easier to do in a multi-family development with apartments, as has been done at Print House Lofts and as is proposed at Cedar Commons. If stacked flats were permitted here it would be more feasible to do an on-site affordable unit. It should be noted that the affordable units at Print House Lofts were much smaller (600 and 677 square feet) and were priced at \$183,000 and \$220,000. Again, these smaller units were able to be created due to the apartment design as opposed to townhouses.

We heard several Trustees express concern about this being another project with million dollar plus luxury homes. The issue at hand however does not relate to the project as a whole, but how the required affordable unit will be provided. Again, the zoning here (as well as the sloped site and other site constraints) limits what can be built and encourages lower density and thereby larger, higher cost units.

The Village's recently amended Affordable Housing Law allows for a waiver and off-site alternative. We would be happy to work with the Affordable Housing Task Force and the Village on how best to accomplish the provision of an off-site affordable unit.

Thank you for your consideration and we look forward to continuing to work with you on this Project.

Very truly yours,



Linda B. Whitehead

cc: Livingston Development Group, LLC  
Christina Griffin AIA  
Paul Petretti, P.E., L.S.





## Housing Action Council Inc.

55 South Broadway, 2<sup>nd</sup> Fl • Tarrytown • NY 10591  
(914) 332-4144 • Fax (914) 332-4147 • [noonan@affordablehomes.org](mailto:noonan@affordablehomes.org)

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### Methodology for Calculating Initial Sale Prices of Affordable Homes

In determining the initial sale price of an Affordable Home, the following assumptions generally are made:

- 5% down payment
- 30 year fixed rate mortgage at 1 point above the rate at the time of calculating the initial sale price
- Priced to be affordable to a household at 70% of Westchester County Area Median Income (AMI) based on household size. Household size based on number of bedrooms
- 33% of gross household income available for housing costs, i.e., principal, interest, real estate taxes, private mortgage insurance (PMI), homeowner's insurance and common charges and walls-in insurance and amenity charges as applicable
- Recurring monthly debt (car loans, student loans, credit card debt, child support payments, etc) that does not exceed 8% of gross household income

#### Example

3 person household at 70% of AMI	--	\$80,325
33% of Monthly Household Income	--	\$ 2,210
Less Real Estate Taxes (estimated)	--	(500)
Less Common Charges (estimated)	--	(350)
Less PMI (estimated)	--	(100)
Less Walls-In Insurance	--	( 50)
Available for Principal & Interest	--	\$1,210
Mortgage Amount (4%)	--	\$253,500
Sale Price	--	\$ 266,790
Downpayment	--	\$ 13,290
Mortgage Amount	--	\$253,500

#### Affordability of Example to Households (3 to 7 person eligible households)

3 Person Maximum Household Income	--	\$91,800
4 Person Maximum Household Income	--	\$102,000
5 Person Maximum Household Income	--	\$110,150

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6 Person Maximum Household Income -- \$118,300

7 Person Maximum Household Income -- \$126,480

### Marketability

In addition to meeting the minimum household size requirement and having a household income that does not exceed 80% of AMI for the specific household size, the household must be mortgageable. This generally means that they must have satisfactory credit (minimum credit score of 640, no charge offs, no judgements or bankruptcies), sufficient savings for the down payment and closing costs (in the example above, \$13,290 for the down payment plus \$12,000 to \$15,000 for closing costs), minimum recurring debt and an income higher enough to cover the mortgage payment.

Experience has shown that many interested households do not meet these mortgageability criteria and that on the average there are 20 applicants for every 1 applicant who is qualified. Experience also demonstrates that most households who apply for 3 bedroom units are 3 to 4 person households as compared to larger size households.

*The Housing Action Council is a non-profit organization with extensive experience in marketing and qualifying households for affordable homeownership developments. Housing Action Council is also the Marketing Consultant for Westchester County's Affordable Housing Program and is the administrator of affordable housing programs for several municipalities including the Village of Briarcliff Manor, Town of Cortlandt and City of New Rochelle.*

Motion by Trustee Sullivan, seconded by Trustee Taylor to open the public hearing to consider a written request for waiver from the Dobbs Ferry Zoning Code §300-40(A)(1) mandatory set-aside of affordable housing unit on the same property as the proposed development of 19 Livingston Avenue.

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				

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

Ms. Whitehead discussed what they are requesting/proposing.

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

The following people addressed the Board: Ms. Tracy Baron/10 Cricket Lane, representing the Affordable Housing Task Force; Mr. Chris Forte/18 Livingston Avenue; and Mr. Matt Rosenberg/84 Magnolia Drive.

Mayor Rossillo said we have spent a lot of time on this and we are going to adjourn this to the October 26, 2021 meeting.

Motion by Trustee Patino, seconded by Trustee Daroczy to adjourn the public hearing to consider a written request for waiver from the Dobbs Ferry Zoning Code §300-40(A)(1) mandatory set-aside of affordable housing unit on the same property as the proposed development of 19 Livingston Avenue to the October 26, 2021 Board of Trustees 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
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				

Ms. Dickson noted that the submission deadline is Monday, October 18, 2021.

Mayor Rossillo said we will go back to the agenda item for 398 Ashford Avenue at this time.

**Continued Item: Consider an application for site plan approval/waivers needed for development of property located at 398 Ashford Avenue with the goal of converting commercial space in a mixed use building into residential units resulting in a multi-family building with a total of eight units**

Mayor Rossillo noted that the applicant is still not in attendance.

Ms. Dickson said you cannot proceed if the applicant is not present.

Motion by Trustee Daroczy, seconded by Trustee Sullivan to adjourn the public hearing to consider an application for site plan approval/waivers needed for development of property located at 398 Ashford Avenue with the goal of converting commercial space in a mixed use building into

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residential units resulting in a multi-family building with a total of eight units, to the October 12, 2021 meeting of the Board of Trustees.

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

**Discussion Items:**

**Consider a resolution approving installation of maintenance shed in Memorial Park**

Ms. Jennifer Dorman/DPW Senior Office Assistant sent the following memorandum dated September 24, 2021 to Mayor Rossillo and the Board of Trustees:



VILLAGE OF DOBBS FERRY  
Department of Public Works  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8507 • FAX: (914) 693-3470

## Memorandum

**To:** Mayor Rossillo & the Board of Trustees  
**From:** Jennifer Dorman, DPW Senior Office Assistant  
**Date:** 9/24/2021  
**Re:** Shed for Memorial Park

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We currently have a storage container at Memorial Park which houses our Parks Maintenance equipment but since it is small and rotting, we can't keep majority of our equipment in this container much longer. Most of our equipment is still stored at our DPW Garage which means that every week we have to take the tractor and lawn machine back and forth between Memorial Park and the garage and from the Waterfront Park back to the garage. This adds a lot of extra time transporting everything back and forth, when this time can be better used actually having the equipment on site.

We have been looking into replacing the storage container at Memorial Park for some years and this year we received some quotes and would like to purchase a larger shed that we can use to house our Parks equipment as well as using a large portion of the shed to hold files for records retention.

As you know, we are in need of more storage to house records that we are required by law to keep. Getting this larger shed will ensure enough space for equipment and files. Please see attached quotes. We decided to go with the green in hopes that it will blend in with the surrounding area. This shed will go where the storage container is currently on lower Memorial Park.

Thank you for your consideration.

Pat Paving submitted the following estimate for the Memorial Park shed site work:

**Pat Paving Inc.**

57 Gould Avenue  
Dobbs Ferry, NY 10522

**Estimate**

Date	Estimate No.
08/05/21	715

Name/Address
Village of Dobbs Ferry 112 Main Street Dobbs Ferry, NY 10522

Description	Total
Job: Memorial Park shed site work. - Excavate fill material for new shed area and cart offsite. Approximately 40'X 20'. - Install fabric over subbase. - Supply and install 6" Item 4 stonbase.	5,400.00
Thank you for giving me the opportunity to meet with you. Feel free to contact me with any questions.	<b>Total</b> \$5,400.00




Phone #	Fax#	E-Mail
(914)693-1140	(914)693-1140	patpaving@optonline.net

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Listing of shed and storage pricing is as follows:

### SHEDS AND STORAGE BUILDINGS

Shed	Size	Cost	Website
	18 x 30	\$7,191.00	<a href="https://www.bigbuildingsdirect.com/product/almond-one-car-metal-garage-18x30/">https://www.bigbuildingsdirect.com/product/almond-one-car-metal-garage-18x30/</a>
	18 x 20	\$6,285.52	<a href="https://www.bigbuildingsdirect.com/product/davis-steel-small-steel-building-18x20/">https://www.bigbuildingsdirect.com/product/davis-steel-small-steel-building-18x20/</a>
	24 x 20	\$6,877.00	<a href="https://www.bigbuildingsdirect.com/product/breeze-small-steel-garage-24x20/">https://www.bigbuildingsdirect.com/product/breeze-small-steel-garage-24x20/</a>

	14 x 32	\$13,450	<a href="https://countrysidebarns.com/product/portable-buildings/shed-with-loft/">https://countrysidebarns.com/product/portable-buildings/shed-with-loft/</a>
	12 x 28	\$10,075	<a href="https://countrysidebarns.com/product/portable-buildings/shed-with-loft/#gid=1&amp;pid=12">https://countrysidebarns.com/product/portable-buildings/shed-with-loft/#gid=1&amp;pid=12</a>
	12 x 24	\$6,998	<a href="https://www.leonardusa.com/buildings-storage-sheds/shop/b-plts-1224-657-m">https://www.leonardusa.com/buildings-storage-sheds/shop/b-plts-1224-657-m</a>



Name:

State:

Phone:

e-mail:

Date:

**BIGBUILDINGSDIRECT.COM**

1	Base Price Galvanized Steel Framework	24x20x9	\$ 4,695.00
2	Vertical Roof Upgraded Roof System		\$ 645.00
3	Certification of Braces and Anchors	3Q/90	
4	Leg Height Option 9	-	\$ 330.00
5	Sides Closed	Horizontal <input checked="" type="checkbox"/> Vertical <input type="checkbox"/>	\$ 705.00
6	Ends Closed	Horizontal <input checked="" type="checkbox"/> Vertical <input type="checkbox"/>	\$ 2,470.00
7	Roll-Up Doors	Quantity <input type="text"/> Size <input type="text"/> Position <input type="text"/>	
8	Roll-Up Doors	Quantity <input type="text"/> Size <input type="text"/> Position <input type="text"/>	
9	Walk in Doors	Quantity 1 <input type="text"/> Size 36 x 80	\$ 355.00
10	Windows	Quantity <input type="text"/> Size <input type="text"/>	
11	Additions		
12	2) 8x8 frame outs on gable end		\$ 330.00
13	Ground Anchors		\$ 500.00
14			
15			
16			
17	* New increased price books effective for your state: 09/30/2021*		
18	* Promotion for your state: Valid through (09/29/2021)*		
19	Generic Engineered Drawings Included (in certain states)		
20	As-Built Engineered Drawings not included in purchase price		
21	Steel Surcharge (%) 0		\$ 0.00

**READ BELOW: (QUOTES ARE ONLY GOOD FOR 48 HOURS)**

- Price is before local sales tax.
- Quotes are subject to change until initial deposit is placed.
- Buildings taller than 12' or 32' or wider require full lift rental by customer.
- Customer must verify local codes and regulations with their building/permitting office.
- As-Built Engineered drawings are NOT included in purchase price and can only be purchased after deposit is placed.

**Total: \$ 10,030.00**

**DEPOSIT**

(%): 15

Amount: \$ 1,504.50

**DISCLAIMER:**

Buildings come delivered and installed. We do not do ground work. If your land is not level and square we will not install buildings. Load limits vary by state, location. All prices are subject to change before deposit is placed, processed, and approved by our installers.



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

**Jennifer Dorman**

---

**From:** Stephen Trezza  
**Sent:** Tuesday, September 21, 2021 3:03 PM  
**To:** Jennifer Dorman  
**Subject:** FW: Renderings

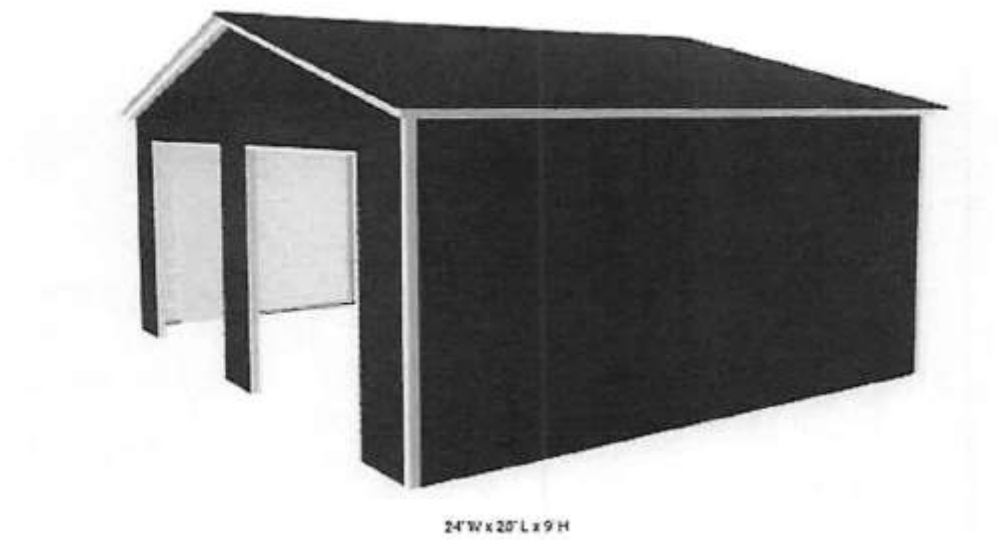
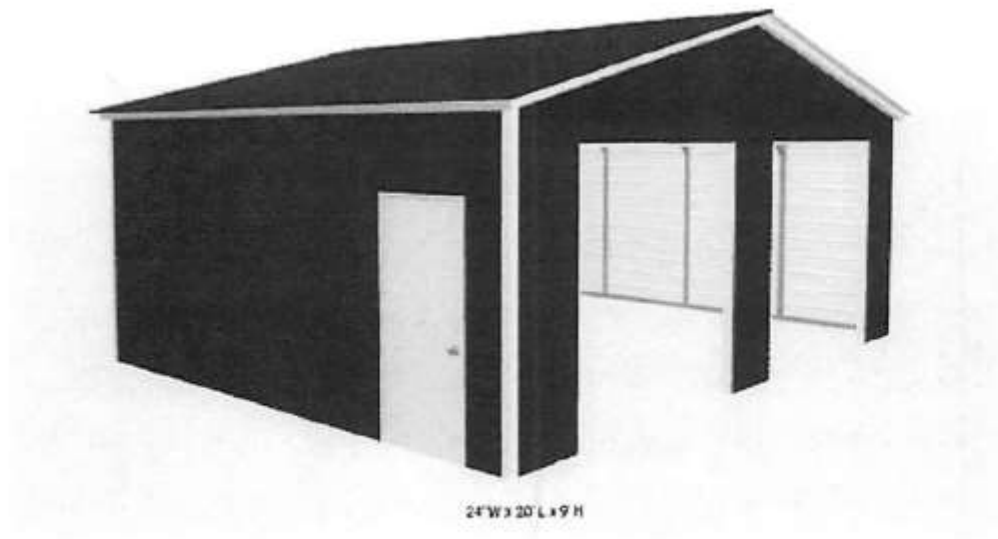
Thank you,  
Stephen Trezza  
Village of Dobbs Ferry  
Department of Public Works  
General Foreman

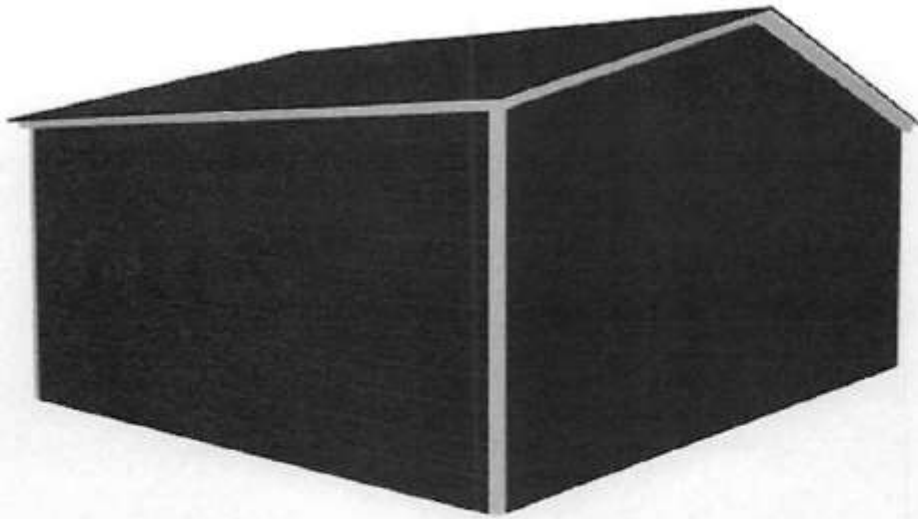
**From:** Brandy Lerma [mailto:brandy@bigbuildingsdirect.com]  
**Sent:** Tuesday, September 21, 2021 1:14 PM  
**To:** Stephen Trezza <streza@dobbsferry.com>  
**Subject:** Re: Renderings

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

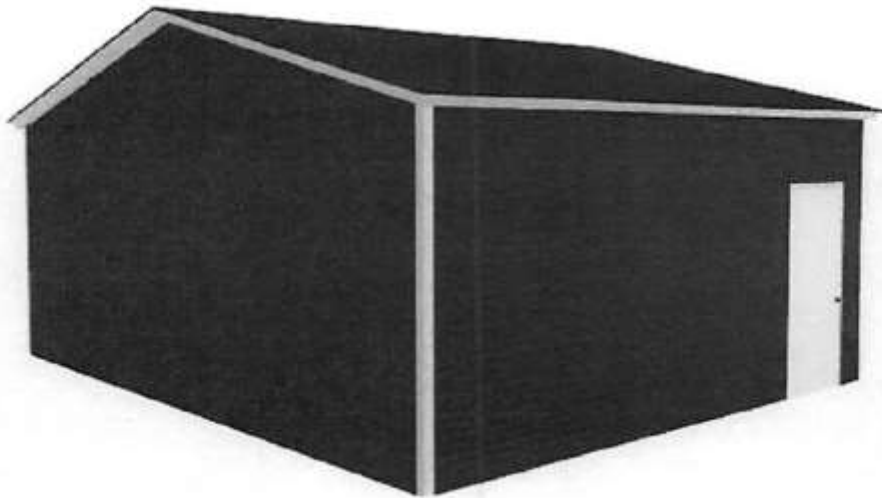


24' W x 20' L x 9' H





24' W x 20' L x 9' H



24' W x 20' L x 9' H



**BARN RED**



**VINTAGE BURGUNDY**



**EARTH BROWN**



**EVERGREEN**



**RAWHIDE**



**CLAY**



**SANDSTONE**



**Beckers**

**20 YEAR LIMITED WARRANTY**  
Beckers Group is the premier supplier of coil coatings. With 150 years of expertise and 24 locations in 19 countries, Beckers is the industry standard.

**Panel Specifications:**  
5 Rib "AG" Panel Profile  
36" Coverage  
3/4" Rib height  
9" On center rib spacing



**PEBBLE BEIGE**



**ROYAL BLUE**



**QUAKER GRAY**



**PEWTER GRAY**



**GALVALUME**



**WHITE**



**BLACK**

**Popular combinations**

 Barn Red	 Evergreen	 Black
 Rawhide	 Clay	 White
 Royal Blue	 Quaker Gray	 Pewter Gray
 Sandstone	 Galvalume	 Black



**Brandy Lerma**  
**Big Building Specialist**

*"Making Dreams come true one building at a time."*

**(813) 522-6144**



[Your Big Building Brochure HERE](#)

[How to get a permit HERE](#)

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

Mr. Leins said this is a request to install a shed at Memorial Park and it would give additional storage area for some of the park maintenance and recreation equipment. Mr. Leins said we have received bids for both the installation of the pad and for the shed and at this point we would like to go forward subject to Counsel's verification of compliance with the procurement policy.

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

Mayor Rossillo said we are going to adjourn this agenda item to the next meeting on October 12, 2021.

**Courtesy of the Floor (Please limit comments to no more than 3 minutes)**

The following people addressed the Board: Ms. Lee Constantine/Stanley Avenue.

Mayor Rossillo asked Ms. Constantine to forward the chain of e-mails to himself and Mr. Leins.

Mayor Rossillo said he will take a look at the Con Ed issue.

**Consider a resolution authorizing the Interim Village Administrator to enter into agreement with Recycle Right, community recycling application**

Ms. Jennifer Dorman/DPW Senior Office Assistant sent the following memorandum & pamphlet dated September 22, 2021 to Mayor Rossillo and the Board of Trustees:



VILLAGE OF DOBBS FERRY  
Department of Public Works  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8507 • FAX: (914) 693-3470

## Memorandum

**To:** Mayor Rossillo & the Board of Trustees  
**From:** Jennifer Dorman, DPW Senior Office Assistant  
**Date:** 9/24/2021  
**Re:** Recycle Right App

---

Please see attached pamphlet for the app called Recycle Right. This is an app that we would like to start using in the DPW so that residents can keep up to date on the collection schedule and how to actually recycle right. This app will give us the ability to put a tool on our website that lets residents search for something that they want to dispose of and our website will tell them exactly when it has to go out for collection or if we don't collect that certain item, what the resident can do to recycle that item. That part of the app is called Recyclopedica. Many of our surrounding municipalities are already enrolled in this program including Hastings and Ardsley and we would also like to reap the benefits of this app.

If residents download the app on their phones, they will have direct access to our sanitation calendar and if there is a holiday coming up, the app will send out a push notification alerting residents to the schedule change for the holiday.

One of our biggest issues with email blasts is that not everyone is signed up to receive them. Sometimes residents want to be informed of the DPW updates but they are not interested in other updates throughout the Village and many people unsubscribe to our email blasts if we send out too many emails. This is a solution for those people. You can download this free and will only be notified on the details of garbage/recycling collection, road maintenance, road closures, etc. For example, sometimes when a utility company is working on a street, the garbage truck cannot get down the road to collect the garbage. With this app, we can send out a notification to ONLY those residents who live on that street so they know that we couldn't get down to get their garbage and we will collect it tomorrow or later in the day. After storms, we can alert residents if there are road closures due to downed wires.

This app has an annual fee of \$3,500 but every year the company receives a recycling grant from the DEC and we would be reimbursed for half of the annual fee which would cost the Village \$1,750 yearly.

Thank you for your consideration.



# Help People Recycle Right

Teach people to be great recyclers and truly change recycling behavior with the industry's most trusted and used digital recycling communication tools.

 ReCollect Systems Inc. |  [recollect.net](https://recollect.net)

**ReCollect**





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## Why ReCollect?



### We Don't Just Build Tools. We Help You Foster Change.

Hi, we're ReCollect - a tight-knit team of passionate, authentic and purpose-driven people committed to changing the waste and recycling industry, one organization at a time.

Simply put, we envision a world that generates zero waste.

To reach our goal, we've hired the best of the best. Technology experts. Data ninjas.

Highly experienced sustainability and recycling educators just like you, who have served in organizations like yours and have a deep understanding of recycling education.

With 7 million users, over 400 customers and more than 10 years of experience serving municipalities, private waste haulers and universities we've learned a little about how to help build a highly engaged audience that cares about recycling right.

[Learn More About Our Team](#)

### People Love Our Tools



7.5 Million households served



392 Million recycling notifications sent



2.9 Million active reminders



Over 400 customers, and growing





## Why Use Our Tools?

Our suite of digital recycling education tools are proven to help communities and organizations:



Lower contamination



Increase diversion



Change recycling behavior



Amplify important and timely messages



Reduce volume and length of inbound calls



Engage your audience



Build long-term trust



Reduce unnecessary communication costs

## How Are We Different?



### We're Custom Branded To You

You've worked hard to build a trusted brand. Keep 100% of it. Our proprietary custom branding technology means it's your brand people see - not ReCollect.



### Industry-Leading Expertise and Support

Lean on our 40 years of solid waste industry, sustainability and tech experience.



### 100% Secure and Compliant

We only use best-in-class security tools and modern software development practices, conducting and certified through annual security audits by a third party auditor: Information Systems Audit and Control Association (ISACA)



### Full Accessibility Compliance

Being accessible is not only the law, it is the right thing to do. We also hire a 3rd party auditor to annually confirm our [WCAG 2.1 AA & Section 508 compliance](#).



### Fully Editable, Unlimited Materials

Fully control, upload and edit unlimited materials - even from a smartphone.



### Extensive Promotion Strategy and Templates

Our highly experienced and knowledgeable team will build an extensive campaign strategy and communications plan customized to your program.



### Easy To Use For Everyone

Our real-time digital tools are accessible from any tablet or smartphone and are easy to use and learn.



### Success Packages

Get full control over the level of support you need from our highly experienced team.



### Easy To Use For Staff

Our tools are simple and intuitive for you and your staff to use. Easily train staff to manage and update information.



## Who Benefits From Our Tools?



### Government Agencies

Municipalities, counties and regional bodies use our tools to educate residents on how to recycle right, self-serve timely and important information, and easily adapt to collection schedule changes.



### Waste Haulers

Waste Haulers use our tools to educate their customers on how to self-serve timely and important information, easily adapt to collection schedule changes and recycle right.



### Educational Institutions

Universities, colleges, schools and school districts use our tools to empower students and staff to be better recyclers, while reinforcing a culture of sustainability.



### Military Bases

Army and Airforce bases use our tools to reduce contamination and strengthen their recycling outreach strategy.



### Real Estate Management

Residential, office and commercial property managers use our tools to educate their tenants on how to recycle right in order to qualify for or maintain their LEEDS certification.

★★★★★  
Excellent Rating  
Based on 1,228 Google Reviews





## The Waste Wizard

*"Where does this go?"*

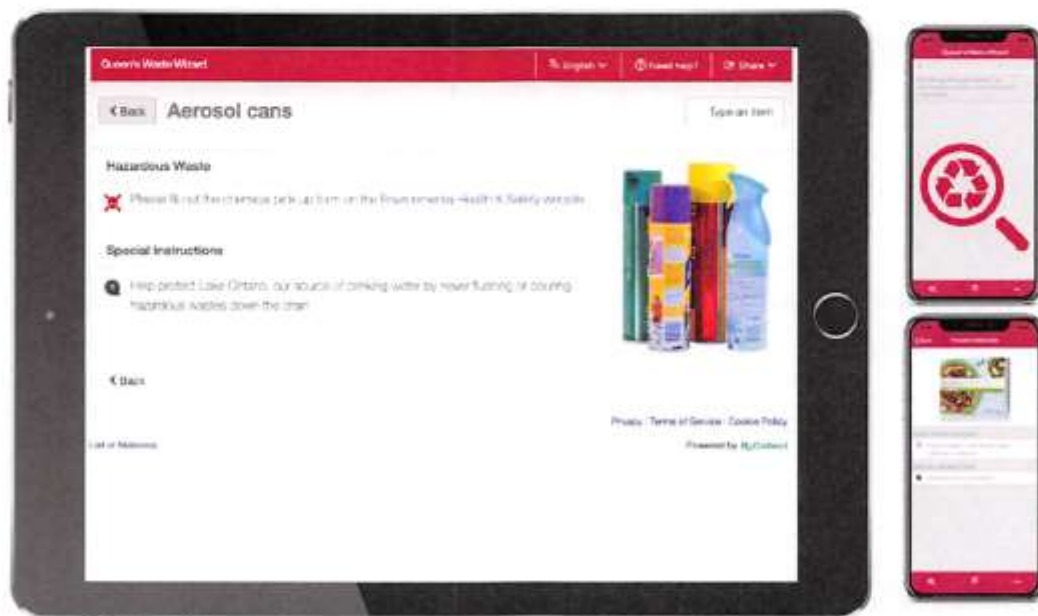
That's the question every recycling educator is hoping people will have the right answer to.

From aluminum cans to ziplock bags, our Waste Wizard helps people quickly learn what goes in what bin. It's built on search technology that's simple, intuitive and easy to use for anyone.

Quickly provide specific instructions on how people should dispose of materials in your area. All in digital, real-time.

Need robust insights? Our comprehensive analytics and reporting dashboard helps you to quickly understand what materials people search the most. This helps you to tackle recycling problems in a strategic and data-driven way, building campaigns to target the misunderstood materials first.

Your program information always stays accurate, up to date, and accessible in real-time for everyone.





## The Waste Wizard



### Benefits:

- Lower contamination
- Increase diversion
- Change recycling behavior
- Engage and educate your audience
- Build long-term trust
- Help people "self-serve"



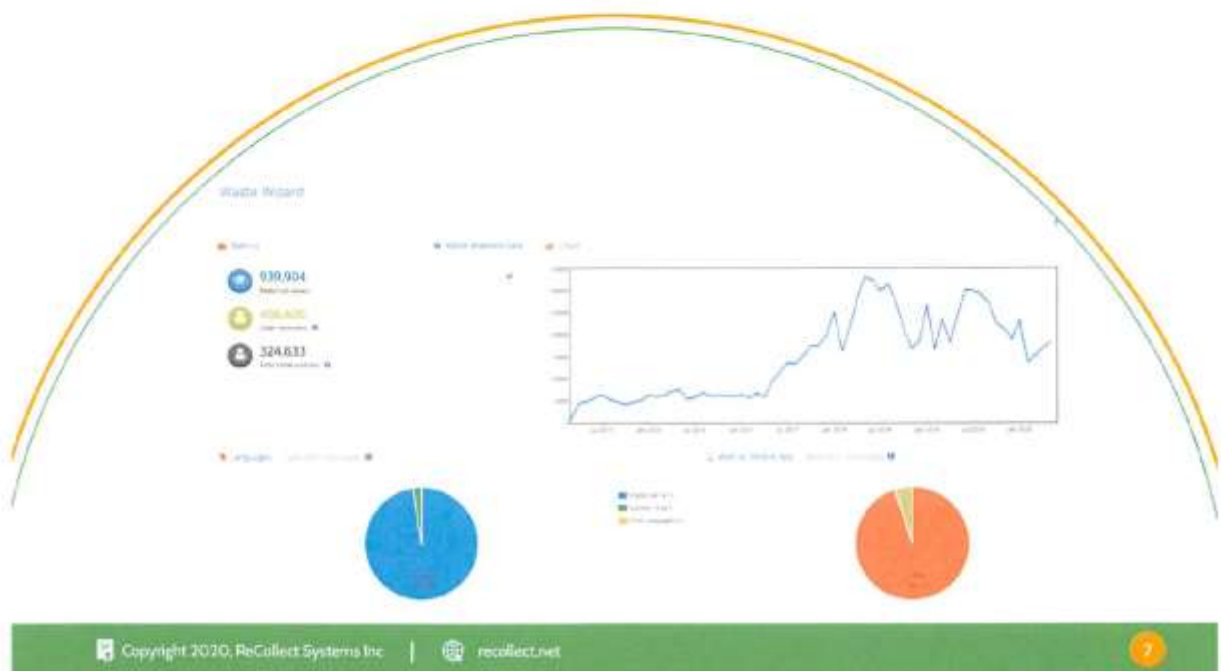
### Features:

- Provide real-time, specific instructions on how people should dispose of materials in your area.
- Harness our "fuzzy" search technology to deliver results regardless of typos or misspellings.
- Leverage our pre-existing database of thousands of items to help you get started.
- Add, modify, and delete items and materials or instructions at any time.
- Easily access detailed stats and analytics on the "most searched" items and more.
- Custom-brand our tools to your organization, so your audience sees you as the provider.



We always link and promote the Waste Wizard in our messaging because the whole online tool saves a ton of time and money.

*Mike Dawe,  
City of Saskatoon*







## The Collection Calendar

*"When is my next collection day, and what is being collected?"*

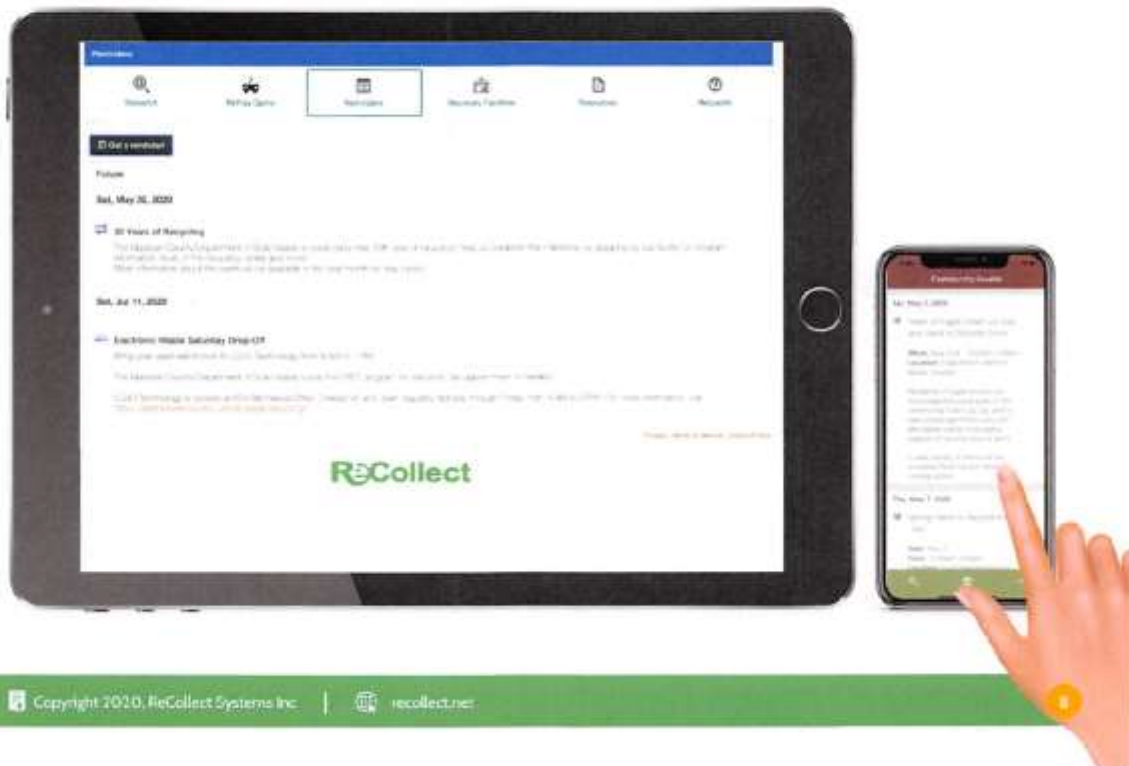
People often get confused about collection days – especially during holidays. Services get disrupted. Sometimes it's the weather, sometimes it's a mechanical breakdown.

Traditionally, communicating important changes to people was done with printed calendars, website PDFs and other costly, static formats that are quickly becoming obsolete. Missed collection dates, special events and service disruptions all mean more phone calls and missed opportunities.

Communicate your schedule changes easily, fast and in digital real-time with the Collection Calendar. It's easy to use, and even easier to manage for you or staff.

People access the calendar from your website tool or downloadable mobile app on any device and simply search for their collection schedule by entering their address.

They can then subscribe to receive collection day reminders and notifications via mail, Twitter, mobile app notification, text message (with Text Messaging add-on), or an automated phone call.





## The Collection Calendar



### Benefits:

- Reduce call volumes and average call length
- Communicate schedule changes in real-time
- Easily send out important announcements or notifications.
- Eliminate costly printed materials and calendars
- Reduce reliance on costly call centers
- Help people 'self-serve'
- Delight people



### Features:

- Shift schedules to account for holidays or any level of complexity in real-time.
- Easily update the collection schedule anytime with our drag and drop interface.
- Easily send out any other important announcements, events or notifications.
- Add educational content to reminders to reinforce your messaging.
- Provide free printer-friendly collection calendars - unique for every address.
- Custom-brand our tools to your organization, so your audience sees you as the provider



*Unlike any other digital messaging platform available to us, we know that messages included in our collection reminder campaigns are going to a captive audience of our customers that want to be informed of their service offerings*

*Tay Dunklee,  
City of Denver*





## The Waste Sorting Game

As a recycling educator, you can't be everywhere at all times - and there are only so many hours of staff time that can be spent "in person" educating people. And, without the right knowledge at the right time people will usually wishcycle. When they do, recycling streams become contaminated.

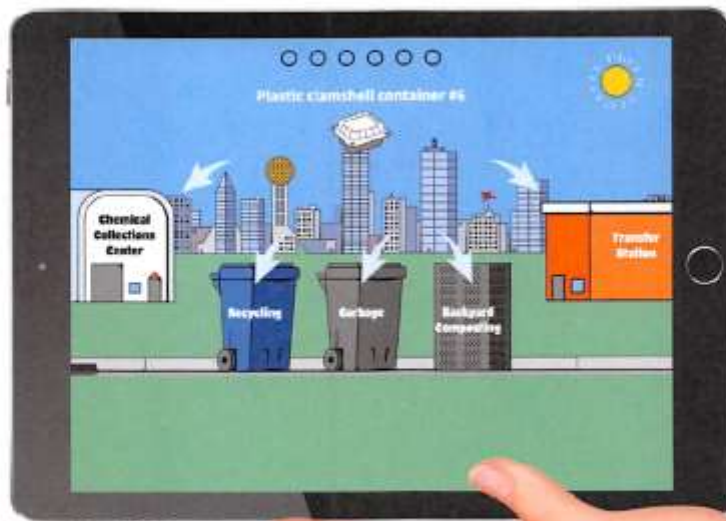
Enter our Waste Sorting Game. It's the perfect proactive addition to your outreach programs, and works great in tandem with our Waste Wizard.

Players sort materials into specific waste streams and learn the fundamentals of your waste and recycling program. After the completion of the level (six correct choices), the player is rewarded with a choice of items from which to construct their personal, virtual park. The playful graphics, charming sounds and open, fun approach keep people engaged and learning at all times.

With our Waste Sorting Game, people can continue to level up their recycling knowledge and passively learn as they go, at their own pace, from any location.

The Waste Sorting Game's name, cart/bin shapes, colors, and background skyline can all be customized to your local area to improve impact and relevance.

Behind the scenes, our analytics dashboard reveals insights about what materials the population is sorting incorrectly. This data helps you shape and adjust your education strategy accordingly.





## The Waste Sorting Game



### Benefits:

- Lower contamination
- Increase diversion
- Change recycling behavior
- Engage and educate your audience
- Build long-term trust
- Help people 'self-serve'



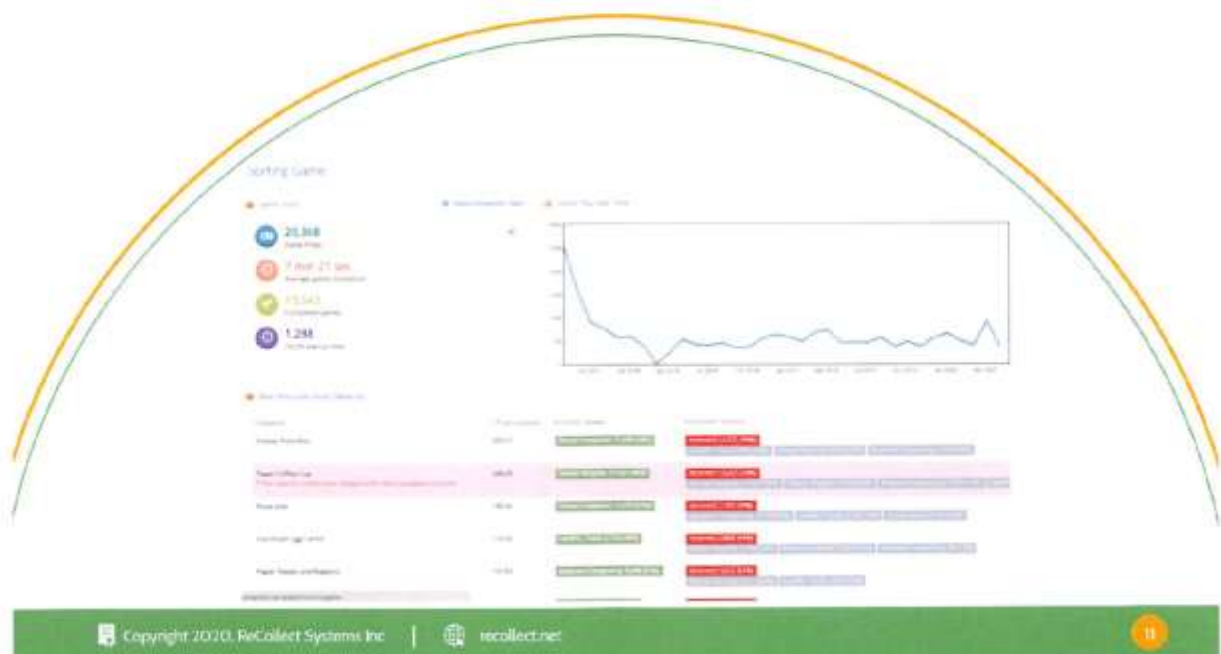
### Features:

- Provide real-time, specific instructions on how people should dispose of materials in your area.
- Customize the game to your brand, including the game name, Cityscape, drop off location names, cart (or bin) shapes and colors
- Get clarity on misunderstood terms, including the number of wrong guesses associated with the most frequently wrongly placed materials.
- Get monthly reports on the number of game plays and top misunderstood items.



*We always link and promote the Waste Wizard in our messaging because the whole online tool saves a ton of time and money.*

*Mike Dawe,  
City of Saskatoon*





## Special Collection

*"How do I get rid of my old stove?"*

End-of-life appliances don't just take up a lot of space at the roadside. They cause people to clog up your phone lines with requests for information and service – and in some places they might magically appear in the local forest!

And yet, municipalities allocate massive resources towards the diversion of these materials. How do we make sure that resources are being put to the best possible use through services which are widely accessible?

Our Special Collection tool helps people to self-schedule and pay online for special collections, such as bulky items, household hazardous waste, yard waste.

Research shows us that over 60% of US consumers prefer online services over talking to a representative on the phone. At the same time, inbound calls jam up your phone lines and aren't scalable.

Communities we serve have saved tens of thousands of hours worth of call time after implementing digital tools, like our Special Collection tool.





## Special Collection



### Benefits:

- Reduce call volumes and average call length
- Enhance programs designed to curb illegal dumping
- Help people self-serve bulky item pickup
- Reduce missed pickups
- Significantly improve your scheduling efficiency
- Capture additional revenue



### Features:

- Enable people to self-schedule and pay online for special collections, such as bulky items, household hazardous waste, yard waste.
- Allow people to select a preferred collection date, or automatically select one based on a person's collection schedule or geographic location.
- Restrict the booking of special collections by the number of collections available per day, month, or years and other filters.
- People receive reminders in advance of the day their special collection is scheduled.
- Prompt people with an appropriate window of time to cancel so that trucks do not make wasted trips.
- Receive a daily dispatch report with all special collections requested for the current or next day.



*The tool has been helpful in organizing appointments. It's created schedules so that people know exactly when we are picking up. Because of that, it stops those callbacks*

**Josh Nagashima,**  
Planner with the Refuse Division  
for the City of Honolulu.







## Success Packages

Get full control over the level of support you need from our highly experienced team.

Our Success Packages are designed to give you control over how much support you would like to receive from our team. All Success packages include support hours for your ReCollect tools, such as for launching your tools or configuring them, and a guarantee of how fast our team will respond to your issues.

Our team of industry experts in Technology and Solid Waste work with you hand-in-hand, right from our first conversation through to full adoption, to help you reach your program goals.

You choose the level of support that's right for your needs.

Our most popular package includes everything you need to maximize success with our tools and delight the people you serve. It's ideal for 95% of the organizations we work with. If you have the capacity to organize your stakeholders and staff, then this package is perfect for you.

[Browse our Success Packages here](#)



*Every request the Town of Apex brings to ReCollect is met with an exceptional response. I wish it was possible for ReCollect to supply all of our software needs so we could experience the same incredible service across the board.*

**Stacie Galloway**  
Communications Manager Town  
of Apex, NC





## Always Secure, Always Accessible

### Security

Trusted security is a requirement for all government software tools. Unfortunately, it's hard for everyone to know what good security and privacy look like.

The simplest reason to have good security is that without it, bad actors can access contact information and abuse the trusted relationship with people you serve. Attacks can take the form of website defacement, inappropriate messaging, and theft of personally identifiable information.

To keep customer data as safe as possible, we make use of best-in-class security tools and modern software development practices to maintain a high level of security.

All of ReCollect's services operate exclusively over TLS (SSL) by use of [HTTP Strict Transport Security \(HSTS\)](#). This includes our public website, web widgets, REST APIs and admin tools.

ReCollect conducts annual security audits with a third party security auditor. This auditor is certified by the [Information Systems Audit and Control Association \(ISACA\)](#) as a Certified Information Systems Auditor, certified in Risk and Information Systems Controls (CRISC), and Certified in the Governance of Enterprise IT (CGEIT).

Learn more about our [strict commitment to keeping our systems safe](#).

### Accessibility

ReCollect conducts annual accessibility audits with a highly regarded, [CPWA certified accessibility auditor](#). ReCollect's web tools have been certified as conforming to the applicable Level A and Level AA success criteria of the [W3C WCAG 2.1 Guidelines](#). ReCollect tools are designed for inclusion, and we believe that they should be easy to use by everyone, regardless of age or disability. Additionally, you can rest assured that providing ReCollect's service to your people you serve will not open you up to lawsuits under the many accessibility laws around the world.

ReCollect web tools have also been certified as compliant with Section 508 of the Rehabilitation Act of 1973. This is a law in the United States that requires federal agencies to meet a strict set of accessibility requirements. Additionally, many states also require compliance with Section 508, and the American Disability Act requires that all public websites are accessible to people with disabilities.

It's not just about law. Being accessible is simply the right thing to do.



## Your Journey with ReCollect



### Consulting

Our consulting process starts the moment we have our first call with you, and is critical to long-term success for your programs. We listen, ask deep questions about your programs, and get a full understanding of the complexities for your programs.



### Onboarding

You're busy and need to get up and running fast, and our Customer Success team is here to help you do just that. It all starts with discussing and solidifying your goals, and understanding how your programs are structured.



### Adoption

Once our technology is set up, it's time to announce and promote your tools. We help each and every city, county and hauler with their promotion efforts.

It all starts with a customized Communications Plan tailored to your programs – complete with an extensive set of ready-made templates to help you rapidly promote your tools.



### Education

While your adoption growth is on pace, and we are analyzing metrics to prove goal achievement, we shift our discussion to education topics.

Once people are using the tool, you're learning. You're learning what they understand and what materials they have challenges with. What they respond to and don't respond to in campaigns. Everyone learns while we're generating actionable insights for you.



### Loyalty

Our customers are located throughout North America and overseas – and represent a diverse range of programs which each have unique guidelines, so there isn't much we haven't seen and successfully worked with.

We want to be invited to the table to offer our humble advice.



## We're A Sourcewell Awarded Vendor

Don't duplicate the bidding process. With Sourcewell, it's like you already went through RFP.

### What Is Sourcewell?

Sourcewell is a government agency offering competitively solicited contracts for use by education, government, and nonprofits. Cooperative contracts mean volume discounts, choice, and quality.

As a government agency, Sourcewell establishes and provides internationally leveraged and competitively solicited purchasing contracts under the guidance of the Uniform Municipal Contracting Law. Joint Powers laws enable members to legally purchase through the Sourcewell contract.

Sourcewell members save time and money while also avoiding the unpleasant experience of low-bid, low-quality responses.

It's likely that your City is already a Sourcewell member. If not, you can apply in two easy steps:



ReCollect is a Sourcewell Awarded Vendor, Contract#: 041217-RCS





**ReCollect**

## Let's Get Started

ReCollect is proud to serve over 400 organizations in North America, ranging from Government Agencies and Private Waste Haulers through to Universities, School Districts and Business Organizations.

We invite you to reach out, and let us partner with you and help you build a path of long-term recycling education success.



CITY OF ATLANTA, GA

CITY of **BOSTON**



[austintexas.gov](http://austintexas.gov)



**SACRAMENTO**



**ecomaine**




**Queen's University**



### Level Up Your Recycling Programs

Looking for a better way to truly engage your audience and change recycling behavior? It all starts with a simple call. Click the button below to get the conversation started.

**Let's Chat**

Visit us our website at  
 [www.recollect.net](http://www.recollect.net)

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

Mr. Leins said this is an application that will be beneficial to the residents and businesses, where they will be able to look up online and schedule pickups for particular items. Mr. Leins said it will also give the DPW an opportunity to reach out for emergency notices and they will be able to send such notifications to isolated areas.

Mayor Rossillo said the cost is \$3,500.00, but we get reimbursed for half of that.

Mr. Leins said there is no cost to download the app for this.

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

**RESOLUTION 115-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES TO  
AUTHORIZE THE INTERIM VILLAGE ADMINISTRATOR TO ENTER INTO AN AGREEMENT  
WITH RECYCLE RIGHT, COMMUNITY RECYCLING APPLICATION, PENDING VILLAGE  
COUNSEL REVIEW**

**WHEREAS**, the agreement is between the Village of Dobbs Ferry and Recycle Right

**WHEREAS**, the annual cost for the app is \$3,500.00 and we can be reimbursed for \$1,750.00

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board of Trustees of the Village of Dobbs Ferry hereby authorizes the Interim Village Administrator to enter into an agreement with Recycle Right for a community recycling application pending Village Counsel review.

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 setting a public hearing for the project at 185 Ashford Avenue after review of referral memo from Planning Board for site plan approval**

Ms. Valerie Monastra, AICP/Village Consulting Planner sent the following memorandum and attachments dated September 20, 2021 to Mayor Rossillo and the Board of Trustees:





NELSON POPE VOORHIS  
environmental • land use • planning

## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

**DATE:** September 20, 2021

**RE:** 185-191 Ashford Avenue

---

Ashford Avenue Apartments LLC ("Applicant") is seeking Site Plan approval to substantially rehabilitate and expand a mixed-use building to include 12 residential dwelling units and two (2) retail/live work dwelling units ("Project"). Twenty (20) onsite surface parking spaces will be provided. The property is located at 185-191 Ashford Avenue, Section Block and Lot 3.90-55-32.4 ("Project Site") and is located in the DT, Downtown Transition, zoning district.

This Application was before the Planning Board for a recommendation, and one was issued at the August 5, 2021, Planning Board meeting. The recommendation and supporting documentation are attached to the end of this memorandum, including the Village Engineer's review letter.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** The SEQR process has not yet commenced. The Applicant has provided a Short Environmental Assessment Form (EAF) and this application is categorized as an Unlisted Action under SEQR. The Village Board will be the Lead Agency for this application due to its site plan approval authority. See below for additional SEQR comments.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees. A public hearing conducted by the Village Board will be required.
3. **Zoning.** The Applicant provided an updated zoning table, and the Building Inspector provided a zoning letter with his final determination on the zoning compliance of this application. No waivers or variances are required for this Project.

4. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.
5. **Affordable Housing.** The Applicant proposes to provide one unit of affordable housing in accordance with §300-40 of the Zoning chapter.

#### SEQR/ENVIRONMENTAL REVIEW COMMENTS

Part I of the EAF is complete. Based on the responses to the EAF Part I, a few environmental topics require additional information from the Applicant, and those topic areas are summarized below.

1. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Bald Eagle. A consultation with NYSDEC is recommended as part of this SEQR review.
2. **Construction.** The Applicant should provide additional information on construction impacts including daily truck trips and truck routes.
3. **Archaeological Site.** The Project Site is within an archeologically sensitive area and typically would require a consultation with SHPO. However, the Project will be located on previously disturbed land. Therefore, it is recommended that consultation with the State Historic Preservation Office (SHPO) is not necessary.

#### SITE PLAN COMMENTS

1. **Unbundled Parking.** The Applicant is proposing unbundled parking. Specifically, the Applicant proposes to offer assigned spaces to tenants in the building but will make any unutilized parking spaces available to rent to area residents or provide additional retail parking. By renting out spaces to persons other than the occupants or tenants of the building, it was determined by the Building Inspector that the parking will constitute as an additional use which is not a permitted in the DT district (Table A-2 in the Zoning chapter). The Planning Board recommends that the Village Board should consider amending the zoning to allow parking, non-accessory use in the DT district (see attached recommendation resolution).
2. **Unit 1.** As noted in our June 1, 2021, review memorandum, the windows in Unit 1 face the parking area are the only windows for the bedroom and living areas in that apartment. There will be little natural sunlight made available to the residents in Unit 1 for the bedroom and living areas due to the overhang of the parking and the size of the windows. The Village Board may want to consider having the Applicant provide additional windows on the side of the building.
3. **Lighting.** The Applicant provided a lighting plan and noted that the lighting will comply with §300-41 of the Zoning chapter. It is recommended that the Applicant submit a photometric analysis to demonstrate that the proposed lighting will comply with those requirements.



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION 11-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**  
**Property: 185-191 Ashford Avenue (Section Block and Lot 3.90-55-32.4 and DT Zone)**

**Background**

WHEREAS, Ashford Avenue Apartments LLC (the "Applicant" and "Owner") is seeking Site Plan approval to substantially rehabilitate and expand a mixed-use building to include 12 residential dwelling units and two (2) retail/live work dwelling units. The property is located at 185-191 Ashford Avenue, Section Block and Lot 3.90-55-32.4 ("Project Site") and is located in the DT, Downtown Transition, zoning district; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning chapter; and

WHEREAS, The Planning Board has carefully examined the Application and the Applicant's materials as follows:

1. Site Plan Application Form dated June 17, 2021
2. Short Environmental Assessment Form June 16, 2021
3. Coastal Assessment Form dated June 9, 2021
4. Letter to Planning Board by Christina Griffin Architects dated June 17, 2021
5. Site Plans by Christina Griffin Architects last revised July 22, 2021
  - a. S-1 Zoning Compliance
  - b. S-2 Site Plan
  - c. S-3 Location Map, Photos of Neighboring Properties
  - d. S-4 Streetscape of Neighboring Properties
  - e. R-1 3D Renderings
  - f. B-1 Basement Plan, Photos of Existing Conditions
  - g. A-1 First Floor Plan
  - h. A-2 Second Floor Plan
  - i. A-3 Third Floor Plan
  - j. A-4 Roof Plan
  - k. A-5 South Elevation
  - l. A-6 West and East Elevation
  - m. A-7 North Elevation
  - n. E-1 Electric Plan
  - o. LP-1 Landscape Plan
  - p. C-1 Existing and Demolition Plan
  - q. C-2 Erosion and Sediment Control Plan
  - r. C-3 Stormwater Management Plan
  - s. C-4 Details

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

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner.

WHEREAS, the Planning Board closed the public hearing on July 1, 2021, and at the same meeting, the Board deliberated in public on the Applicant's request for recommendation.

### Planning Board Determination

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the July 29, 2021, engineering review letter.
2. The Applicant proposes to unbundle its off-street parking spaces. This would include the potential renting of unused parking spaces to area residents. While the Planning Board favors unbundled parking, the renting of spaces to persons other than the occupants or tenants of the building is a parking, nonaccessory use, which is not a permitted use in the DT district. The Village Board should consider amending the zoning code to allow a parking, nonaccessory use in the DT district.
3. The Applicant also noted that they are in favor of providing on-street parking in front of the building to offer public ease of access to the retail spaces. The Planning Board supports the proposed parking spaces on Ashford Avenue. However, it is recommended that the Village Board request additional details on the width of Ashford Avenue and the current drive lanes to determine if the proposed on-street parking would be possible, or if modifications to the striping and roadway are necessary to accommodate on-street parking.

Motion by: Chairman Hunter

Seconded by: Mr. Brosnahan

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

I hereby attest that the above Resolution was approved by the Planning Board at its August 5, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.



Chairman Hunter

Date: August 5, 2021

## Dolph Rotfeld Engineering

An  Engineers Company

570 Taxter Road, Suite 300  
Elmsford, NY 10523  
(914) 631-8600 phone  
(914) 631-5769 fax  
www.drepc.com  
www.aiengineers.com

### MEMORANDUM

**To:** Stephen Hunter, Planning Board Chairman

**C:** Planning Board Members  
Richard Leins, Interim Village Administrator  
Ed Manley, Building Inspector  
Dan Pozin, Planning Board Attorney,  
Valerie Monastra, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** July 29, 2021

**Re:** Site Plan  
185-191 Ashford Avenue  
Village of Dobbs Ferry

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plans entitled: "Mixed Use Building at 185-191 Ashford Avenue", prepared by Christina Griffin Architect, PC, dated 7/22/2021;
- Plans entitled: "Proposed Building, 191 Ashford Avenue", prepared by Hudson Engineering & Consulting, PC, dated 7/1/2021;

Our remaining comments are as follows:

1. Comment regarding the proposed on street parking from our June 29<sup>th</sup> memo remains.
2. Notes regarding inspection and certification of the existing sewer service size and capacity must be added to the plan.
3. It is noted that a sump pump has now been proposed to discharge stormwater runoff from the new bicycle ramp and the footing drains. It is not clear where this is to be installed (basement?). Sizing criteria should be provided as well as actual float elevations specified on the plans.

Thank you



Improving Life. By Design.



# DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Drawings for 185-191 Ashford Avenue are as follows:

## MIXED-USE BUILDING 185-191 ASHFORD AVENUE, DOBBS FERRY, NY 10322 CHRISTINA GRIFFIN ARCHITECT, PC 18 Spring Street, Hastings-on-Hudson, NY 10706



OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS
ASHFORD AVENUE APARTMENTS, LLC ANDREW CORTESE 185 PALMAD ST. SUITE 100 DOBBS FERRY NY 10322 914-476-4781 ANDREW@CORTESECONSTRUCTION.COM	CGA STUDIO CHRISTINA GRIFFIN ARCHITECT, PC 18 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914-476-5199 CGA@CGASTUDIO.COM	Hudson Engineering & Consulting, P.C. 88 MULLWOODS ROAD SUITE 201 ELMSFORD, NY 10523 914-326-9426 HUSCON@HUSCON.COM	DOT SUBMISSION 8-14-21 REVISED DOT SUBMISSION 10-16-21 PLANNING BOARD SUBMISSION 12-12-21 PLANNING BOARD SUBMISSION 12-12-21 PLANNING BOARD SUBMISSION 01-24-22 PLANNING BOARD SUBMISSION 04-22-21 PLANNING BOARD SUBMISSION 05-18-21 PLANNING BOARD SUBMISSION 05-17-21 PLANNING BOARD SUBMISSION 07-22-21 APRIL SUBMISSION 07-28-21 DOT SUBMISSION 09-03-21	A-0 TITLE SHEET, 3D RENDERING SKETCH, LIST OF DRAWINGS B-1 RUNDOWN OF MIXED-USE B-1 COLOR SCHEME, MATERIALS A-02 COLOR SCHEME - WEST ELEVATION A-03 COLOR SCHEME - NORTH ELEVATION S-1 ZONING COMPLIANCE S-2 SITE PLAN S-3 LOCATION MAP, PHOTOS OF NEIGHBORING PROPERTIES S-4 STREETSCAPE OF NEIGHBORING PROPERTIES S-4 SHORTEST PLAN, PHOTOS OF EXISTING CONDITIONS A-1 FIRST FLOOR PLAN A-2 SECOND FLOOR PLAN A-3 THIRD FLOOR PLAN A-4 ROOF PLAN A-5A-7 EXTERIOR ELEVATIONS E-1 ELECTRICAL PLAN - INTERIOR L-1 LANDSCAPE PLAN Hudson Engineering Drawings: C-1 EXISTING & DEMOLITION PLAN C-2 EROSION & SEDIMENT CONTROL PLAN C-3 STORMWATER MANAGEMENT PLAN C-4 DETAILS



RENDERING OF PROPOSED BUILDING  
DATE: N/A

MIXED-USE BUILDING AT  
185-191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

CHRISTINA GRIFFIN ARCHITECT, PC  
18 Spring Street, Hastings-on-Hudson, NY 10706  
914-476-5199  
CGA@CGASTUDIO.COM

PROJECT NO. 185-191 ASHFORD AVENUE  
SHEET NO. R-1  
DATE: N/A



R-1





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

- |   |   |  |   |  |  |  |   |  |  |   |   |   |
|---|---|--|---|--|--|--|---|--|--|---|---|---|
| 1. SLEN-GARY<br>THIN BRICK,<br>STONE GREY<br>PLAYCOAT | 2. AZEK TRIM & PANELS<br>AT STAIRWELL,<br>RINY FINISH,<br>BENJAMIN<br>MOORE SLATE,<br>HCW-700 | 3. AZEK CORNICE<br>AND PLASTER<br>PAINT FINISH,<br>BENJAMIN<br>MOORE LAMPBLACK,<br>HCW-400 | 4. 3-COAT CEMENT<br>STUCCO WITH<br>INTEGRAL COLOR<br>AT ENTRY,<br>COLOR MATCH TO<br>BENJAMIN MOORE<br>FROSTURE,<br>BNF-0, FINE<br>STUCCO FINISH | 5. 3-COAT CEMENT<br>STUCCO WITH<br>INTEGRAL COLOR<br>COLOR MATCH TO<br>BENJAMIN MOORE<br>FROSTURE,<br>BNF-0, FINE<br>STUCCO FINISH | 6. HARDYPLANK<br>ARTISAN SHIP LAP<br>CEMENT/STUCCO<br>SIDING, PAINT<br>FINISH, BENJAMIN<br>MOORE STONE<br>BLACK, HCW-700 | 7. AZEK FACIAL AND<br>TRIM BOARDS<br>PAINT FINISH,<br>BENJAMIN MOORE<br>STEARNS, 61001 | 8. 3-COAT CEMENT<br>STUCCO AT ROOF<br>DECK PARAPET WALL,<br>COLOR MATCH TO<br>BENJAMIN MOORE<br>PAPER WHITE, #1500,<br>FINE STUCCO FINISH | 9. HARDYPLANK<br>ARTISAN SHIP LAP<br>CEMENT/STUCCO<br>SIDING, PAINT<br>FINISH, BENJAMIN<br>MOORE LAMPBLACK,<br>HCW-400 | 10. 3-COAT CEMENT<br>STUCCO AT BALCONY,<br>COLOR MATCH TO<br>BENJAMIN MOORE<br>LAMPBLACK, HCW-400,<br>FINE STUCCO FINISH | 11. PELLA WINDOWS,<br>LIFESTYLE SERIES,<br>ALUMINUM CLADDING,<br>BLACK FINISH | 12. ALUMINUM METAL<br>RAILING, BLACK FINISH | 13. US-8 V-LAM FINE,<br>WOOD OR<br>FIBERGLASS DOOR,<br>BLACK FINISH |
|---|---|--|---|--|--|--|---|--|--|---|---|---|

MIX-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10922

CREATING SMART ARCHITECTURE  
1111 E. 17th Street, New York, NY 10003  
Tel: 212.255.1100  
www.creating-smart.com

Project: 185-191 Ashford Avenue  
Architect: Creating Smart Architecture  
Scale: 1/8" = 1'-0"

**M-1**



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



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



FENCE DETAIL  
SCALE: 1/2" = 1'-0"

MIX-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10922

CREATING SMART ARCHITECTURE  
1111 E. 17th Street, New York, NY 10003  
Tel: 212.255.1100  
www.creating-smart.com

Project: 185-191 Ashford Avenue  
Architect: Creating Smart Architecture  
Scale: 1/8" = 1'-0"

**A-6**  
COLOR



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

MIXE-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

CONSULTING ARCHITECTS P.C.  
13 Spring Street  
New York, NY 10012  
Tel: 212.691.1000  
Fax: 212.691.1001  
www.cpaarchitect.com

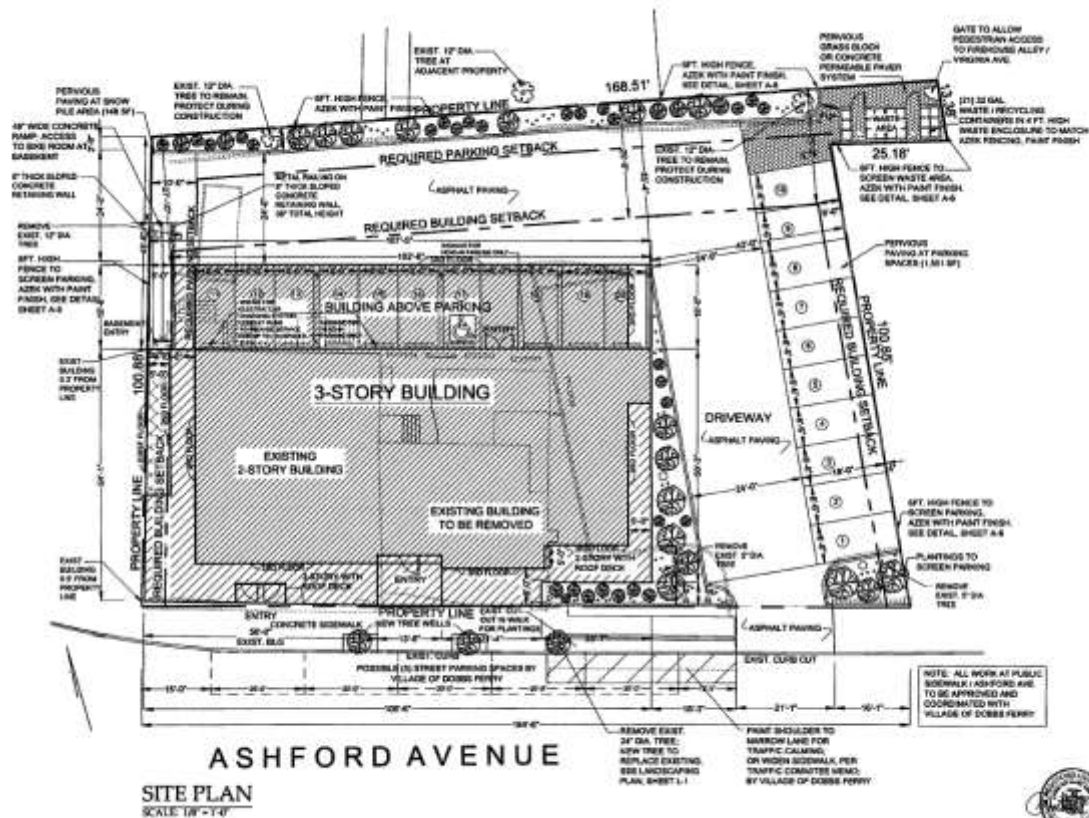
A-7  
COLOR

TABLE OF ZONING DATA			
ZONING DISTRICT: DT TAX DESIGNATION: SECTION 3.90 BLOCK: 55, LOT 32.4			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	16,712 SF	16,712 SF
NUMBER OF DWELLING UNITS	N/A	3 RETAIL & 2 RESIDENTIAL	2 RETAIL & 12 RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	600 SF PER UNIT	1,800 - 1,800 SF PER UNIT	703 - 1,367 SF PER UNIT
MAXIMUM BUILDING COVERAGE	60% (15,097 SF)	+/- 20% (+/-4,241 SF)	48% (7,943 SF)
MAXIMUM IMPERVIOUS COVERAGE	80% (13,368 SF)	+/- 82% (+/-15,413)	85% (13,370 SF)
MINIMUM PERVIOUS COVERAGE	20%	+/- 8% (+/-1,300 SF)	25% (3,348 SF)
			1,577 SF PLANTINGS + 1,899 SF PERVIOUS PAVING + 292 SF GRASS BLOCK OR CONCRETE PERVIOUS PAVERS WITH MIN. 25% PERVIOUS 25% x 292 SF = 73 SF 1,577 + 1,899 + 73 SF = 3,549 SF
MINIMUM LOT WIDTH FRONTAGE	N/A	184.45 FT	184.45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	2 STORIES / +/-26.5 FT	3 STORIES / 35 FT
BULKHEAD AREA	MAX. 30% TOTAL ROOF AREA	N/A	AREA OF ROOF: 5,941 SF AREA OF BULKHEAD: 980 SF (8.7%)
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	25 FT	48.8 FT	27.5 FT
SIDE ONE	5 FT	0.3 FT	0.3 FT EXIST. NON-CONFORMING
SIDE TWO	5 FT	72.3 FT	42.0 FT
TOTAL OF TWO SIDES	10 FT	72.6 FT	42.3 FT
DRIVEWAY SLOPE	14%	5%	2% - 5%
PARKING REQUIREMENT	19 PARKING SPACES REQUIRED	19 PARKING SPACES	20 PARKING SPACES
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1 PER BEDROOM	PARKING CALCULATION: RESIDENTIAL: PROPOSED NUMBER OF UNITS: (8) 2-BEDROOM X 1.5 = 12 PARKING SPACES (4) 1-BEDROOM X 1.25 = 5 PARKING SPACES 17 RESIDENTIAL PARKING SPACES REQUIRED		
RETAIL: 1 SPACE PER 500 SF OF FLOOR AREA (OFFICE/RETAIL)	RETAIL: (2) SPACES AT 900 SF / 500 SF = 2 2 RETAIL / LIVE-WORK PARKING SPACES REQUIRED		
AFFORDABLE HOUSING	10% AFFORDABLE HOUSING UNITS + 15% X 13 = 1.5 OR (1) AFFORDABLE UNIT AFFORDABLE UNIT MUST BE MIN. 80% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT AVERAGE SIZE OF MARKET RATE 2-BEDROOM UNIT: UNIT 4 1,350 SF UNIT 5 1,289 SF UNIT 9 1,177 SF UNIT 10 1,131 SF UNIT 18 1,367 SF UNIT 21 1,381 SF UNIT 22 1,285 SF TOTAL 8,980 SF / 7 UNITS = 1,271 SF 1,271 SF x 10% = 127.1 SF = MIN. SIZE OF AFFORDABLE UNIT	N/A	(1) AFFORDABLE UNIT AFFORDABLE UNIT AREA UNIT 2 1,819 SF

MIXE-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

CONSULTING ARCHITECTS P.C.  
13 Spring Street  
New York, NY 10012  
Tel: 212.691.1000  
Fax: 212.691.1001  
www.cpaarchitect.com

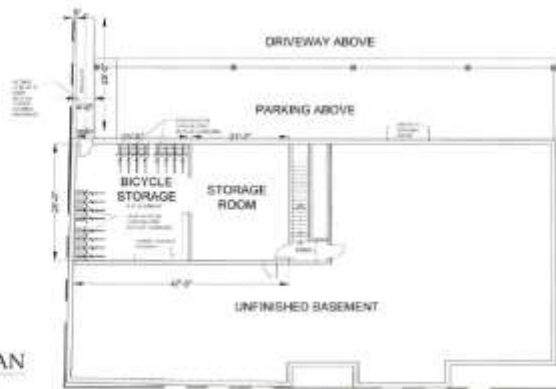
S-1



AREA MAP / PHOTOS OF NEIGHBORING PROPERTIES



STREETSCAPE OF NEIGHBORING PROPERTIES  
SCALE: 1/4"=1'-0"



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



PHOTOS OF EXISTING CONDITIONS  
SCALE: N/A

MIXT-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

CHRISTIAN BRUNN ARCHITECTS, LLC  
110 West 10th Street, New York, NY 10011  
914.255.2500  
www.christianbrunn.com

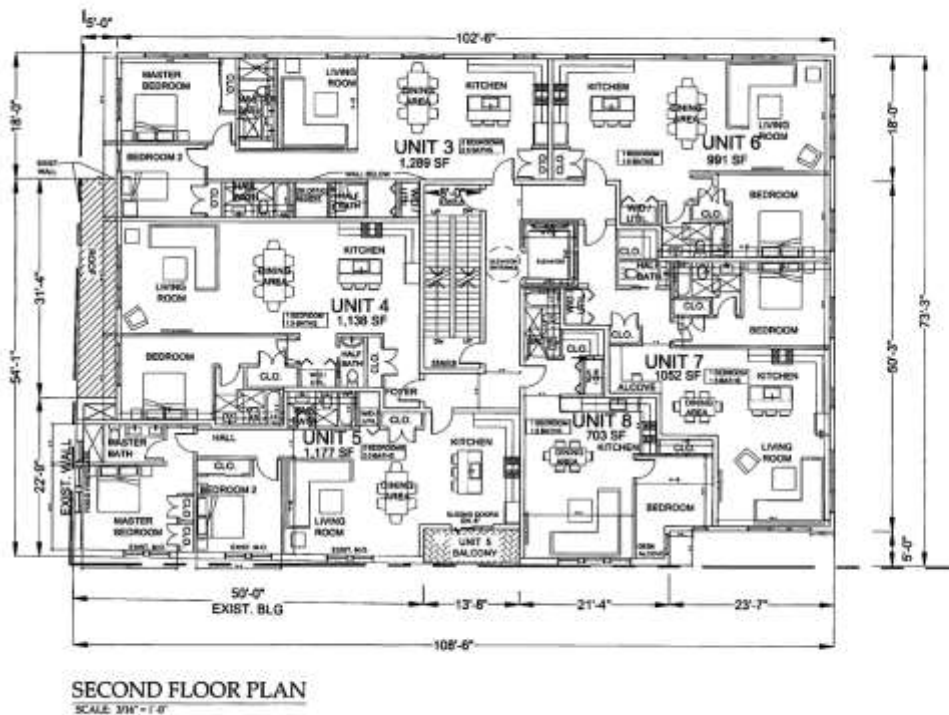
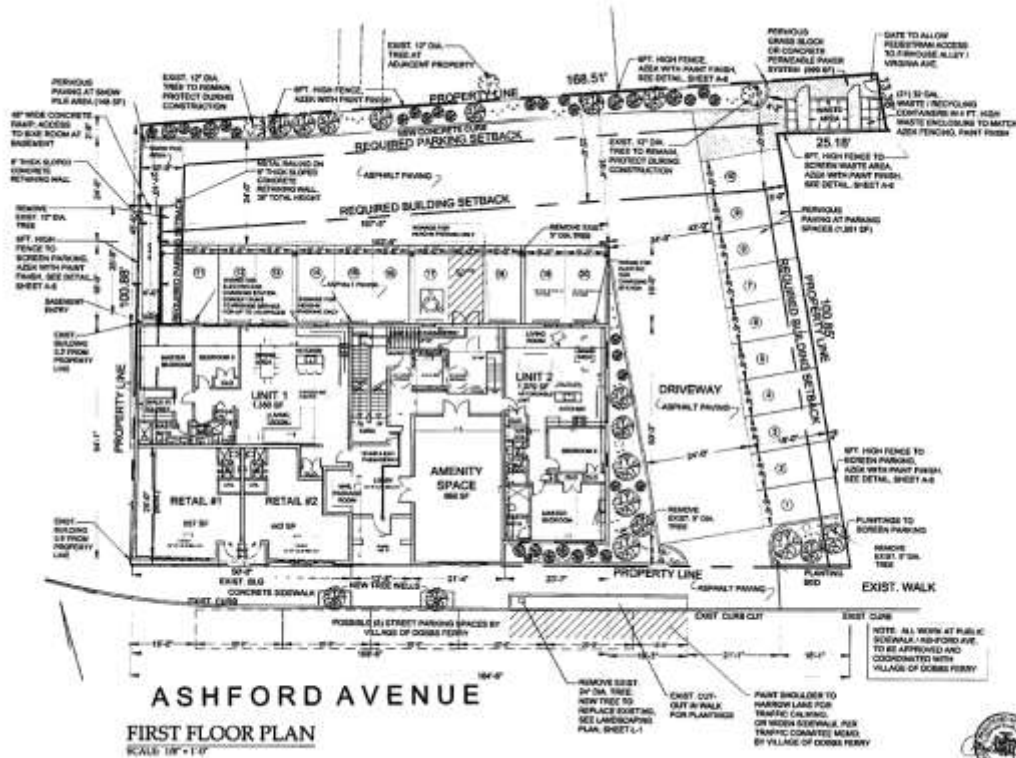
S-4

MIXT-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

CHRISTIAN BRUNN ARCHITECTS, LLC  
110 West 10th Street, New York, NY 10011  
914.255.2500  
www.christianbrunn.com

B-1





MIXED-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10922

GENERAL NOTES:  
1. ALL WORK AT PUBLIC  
SIDEWALK ASHFORD AVE.  
TO BE APPROVED AND  
COORDINATED WITH  
VILLAGE OF DOBBS FERRY

DESIGNED BY:  
13 Rivington Street  
New York, NY 10038  
Tel: (212) 677-1111  
www.shoeborg.com

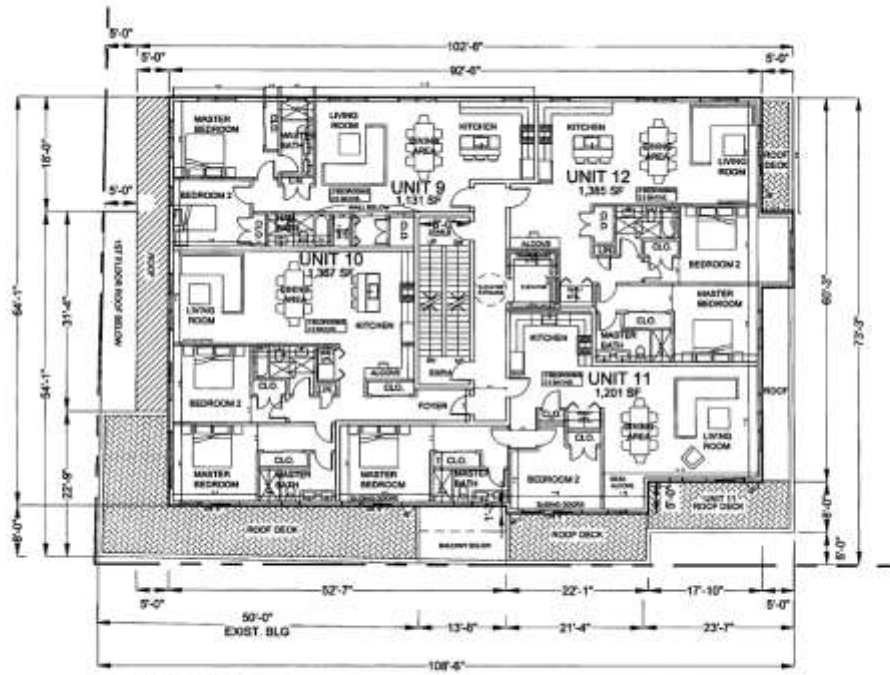
A-1

MIXED-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10922

GENERAL NOTES:  
1. ALL WORK AT PUBLIC  
SIDEWALK ASHFORD AVE.  
TO BE APPROVED AND  
COORDINATED WITH  
VILLAGE OF DOBBS FERRY

DESIGNED BY:  
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www.shoeborg.com

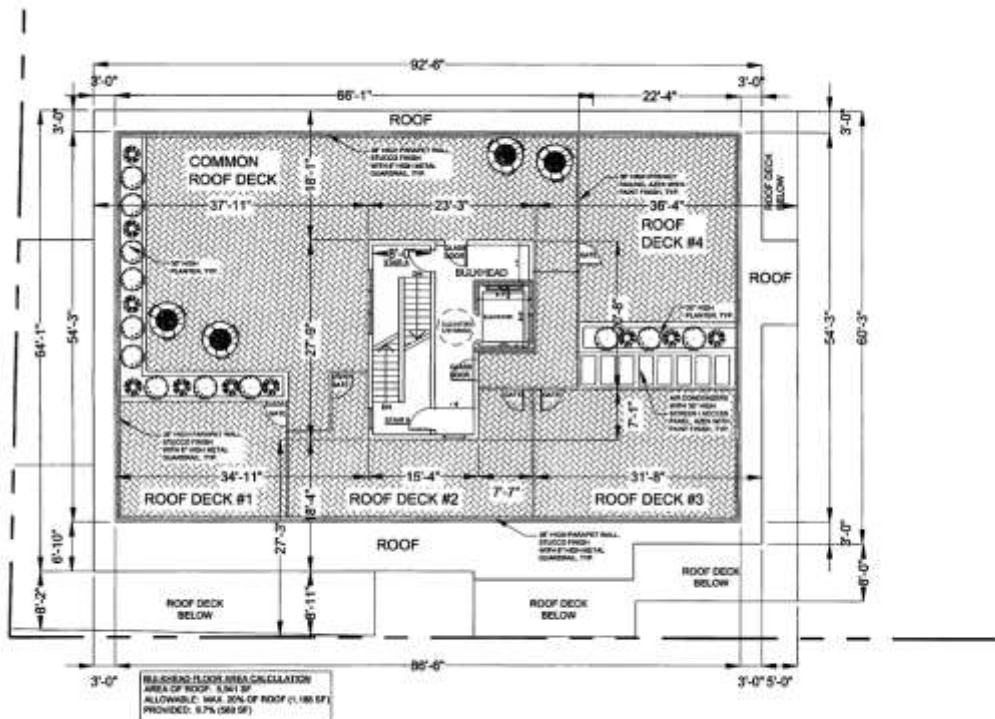
A-2



A-3

MIXED-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10522

GENERAL CONTRACTOR  
185-191 ASHFORD AVENUE  
DOBBS FERRY, NY 10522  
1-800-451-1234  
www.185-191.com



A-4

MIXED-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10522

GENERAL CONTRACTOR  
185-191 ASHFORD AVENUE  
DOBBS FERRY, NY 10522  
1-800-451-1234  
www.185-191.com

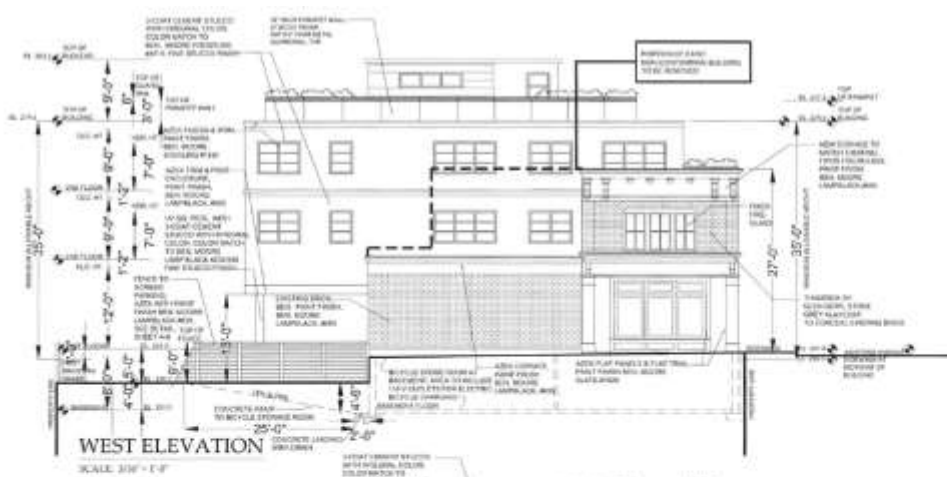




MIXE-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

**EXISTING DRAFT ARCHITECT**  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

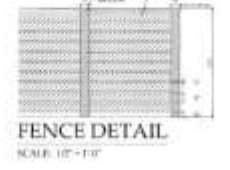
**A-5**



MIXE-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

**EXISTING DRAFT ARCHITECT**  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

**A-6**





NORTH ELEVATION

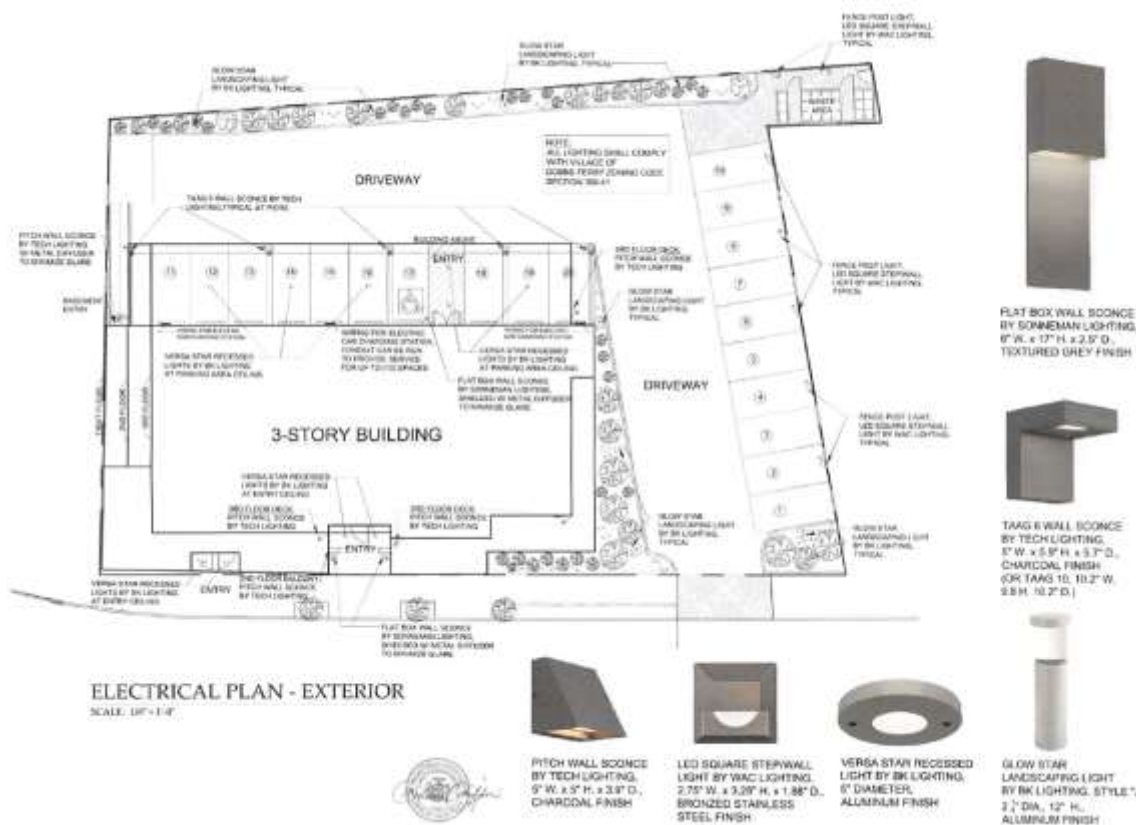
SCALE: 1/32" = 1'-0"

MIX-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10522

12 Spring Street  
Brooklyn, NY 11201  
212 433-2799  
www.shoppingdiscovery.com

DATE	12/12/2012
TIME	12:00
LOCATION	12/12/2012
NAME	12/12/2012
ADDRESS	12/12/2012
CITY	12/12/2012
STATE	12/12/2012
ZIP	12/12/2012
PHONE	12/12/2012
FAX	12/12/2012
E-MAIL	12/12/2012
WEBSITE	12/12/2012
OTHER	12/12/2012

A-7



ELECTRICAL PLAN - EXTERIOR

SCALE: 100 = 1.00

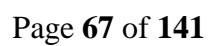
MIXED-USE BUILDING AT  
185 - 191 ASHFORD AVENUE  
DOBBS FERRY, NY 10322

**CONSTRUCTION CONSULTING GROUP, INC.**  
11 Spring Street  
Rutherford, NJ 07070, New York 11101  
908 475 3700  
www.constructionconsulting.com

1003

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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E-1



[illegible]

Page 69 of 141



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

**WHEREAS**, the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of a site plan application for property in the DT, Downtown Transitional, zoning district at 185-191 Ashford Avenue for the expansion of a mixed-use building to include 10 residential dwelling units and 2 retail units with storefront access along Ashford Avenue and directed referral of the matter to the Dobbs Ferry Planning Board and the Dobbs Ferry AHRB for further input, refinement of the proposal and recommendations; and

**WHEREAS**, thereafter the matter was the subject of joint meetings of the three boards starting in February 2021 and in May the Planning Board opened a public hearing; and

**WHEREAS**, this combined process has resulted in a project now consisting of 12 residential units (including a set-aside for affordability) and 2 retail/live work dwelling units (“Project”) and after having received the necessary recommendations from the Planning Board, it is now necessary to take certain actions including scheduling a public hearing in advance of further review of the Project by the Board of Trustees.

**NOW BE IT RESOLVED**, that, the Board of Trustees of the Village of Dobbs Ferry hereby declares itself Lead Agency for the environmental review of the Project under the State Environmental Quality Review Act (“SEQRA”), an Unlisted Action; and

**AND BE IT FURTHER RESOLVED** that the Board calls for a public hearing to be scheduled on Tuesday, October 12, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comment and consider the request for site plan approval for the Project at 185-191 Ashford Avenue.

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

**Consider a resolution setting a public hearing for the project at 100 Danforth Avenue after review of referral memo from Planning Board for site plan approval**

Mr. Brad Schwartz sent the following letter and attachments dated September 17, 2021 to Mayor Rossillo and the Board of Trustees:



Brad K. Schwartz  
bschwartz@zarin-steinmetz.com

September 17, 2021

*Via Electronic and Overnight Mail*

Hon. Vincent Rossillo  
Mayor of the Village of Dobbs Ferry  
and Members of the Board of Trustees  
112 Main Street  
Dobbs Ferry, New York 10522

*Re: The Danforth Apartments  
Site Plan Application for Expansion of Open Air Terrace  
100 Danforth Avenue ("Property")*

Dear Mayor Rossillo and Members of the Village Board of Trustees:

The Applicant (Lincoln Property Company) is excited to return to the BOT to complete the Site Plan process for this project – a small expansion (1,032sf) of an open-air patio utilized by tenants for barbecuing and as a sitting area.

We make this submission to request that the BOT place this matter on its September 28<sup>th</sup> agenda for the purpose of scheduling a Public Hearing on October 12<sup>th</sup> (the Applicant would be glad to appear on September 28<sup>th</sup> to make a short presentation). The Applicant also asks that, if appropriate, the BOT authorize a draft resolution (with conditions) to be ready for your consideration at the October 12<sup>th</sup> meeting.

A copy of the Planning Board's resolution recommending approval of this application is enclosed. We will submit a complete updated Site Plan drawing set for the BOT's record and in advance of the Public Hearing when advised to do so by the Village.

---

Tel: (914) 682-7800  
Fax: (914) 683-5190

81 Main Street, Suite 415  
White Plains, New York 10601

[www.zarin-steinmetz.com](http://www.zarin-steinmetz.com)

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

🏠 ZARIN & STEINMETZ

Mayor Rossillo and Members of the Village Board  
September 17, 2021  
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Thank you for the BOT's continued attention to this project.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz  
Brad K. Schwartz

Encl.

cc: Ed Manley, Building Official/Land Use Officer  
Dan Roemer, Assistant Building Inspector  
Lori Lee Dickson, Esq.  
Daniel Pozin, Esq.  
Valerie Monastra, AICP  
Anthony Oliveri, P.E.  
Lincoln Property Company  
MG New York Architects, PLLC



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION X-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**

**Property: 100 Danforth Avenue (Section Block and Lot 3.18-154-3.1 and CP, Chauncey Park Zoning District)**

**Background**

WHEREAS, Lincoln Property Co ("Applicant") is seeking Site Plan approval to undertake an addition to enlarge the existing open-air terrace by approximately 1,032 square feet ("Project"). The subject property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 ("Project Site"). The Project Site is located in the Chauncey Park (CP) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the application and the Applicant's materials as follows:

1. Site Plans prepared by MG New York Architects dated May 13, 2021:
  - a. A-000 Cover Sheet
  - b. A-001 Existing Survey
  - c. A-002 Existing Site Plan
  - d. A-100 Existing Part Plan at Area of Work
  - e. A-101 Enlarged Demo Plan at Area of Work
  - f. A-102 Existing Photos
  - g. A-103 Enlarged Proposed Plan
  - h. A-104 Details
  - i. A-105 Preliminary Planting Palette
2. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
3. Planning Board application received July 22, 2021
4. Coastal Assessment Form received July 22, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on September 9, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 9, 2021; and

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

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

**Planning Board Determination**

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

Motion By:

Seconded by:

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

I hereby attest that the above Resolution was approved by the Planning Board at its September 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

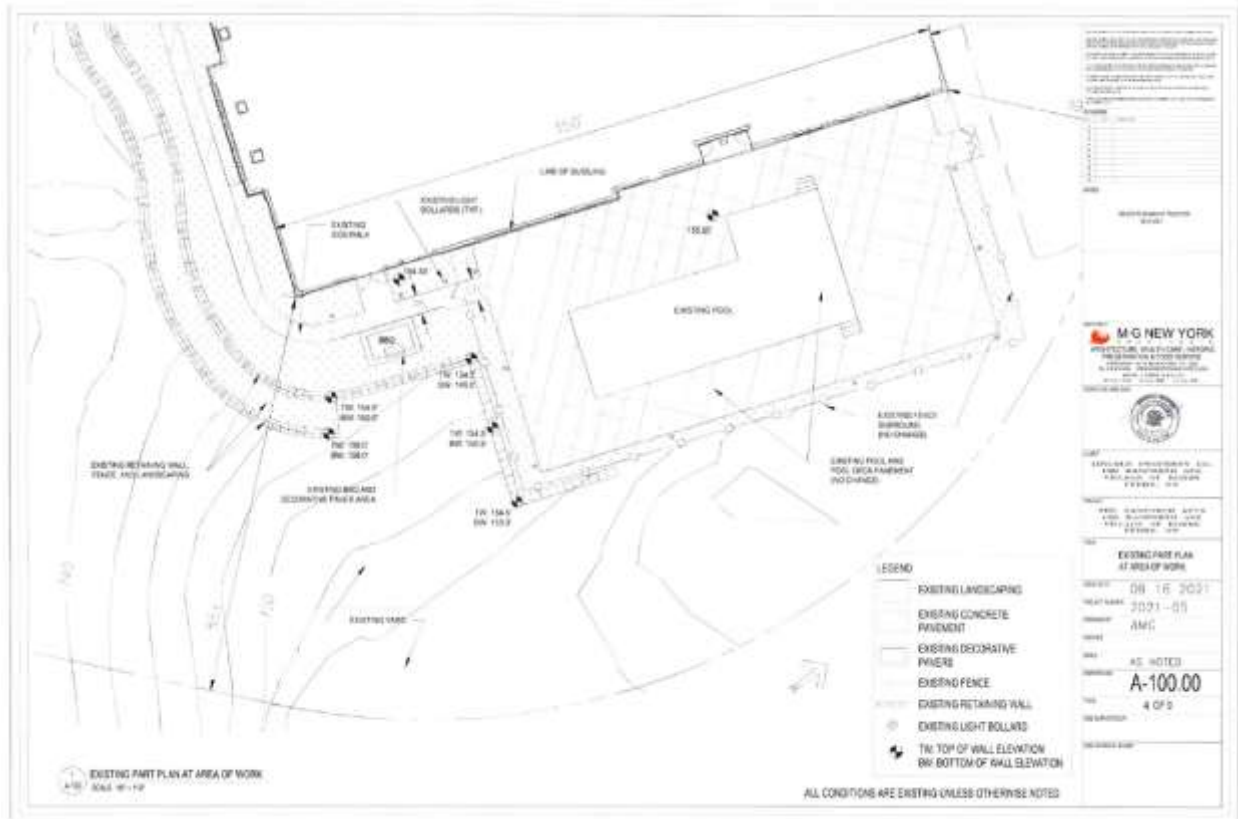
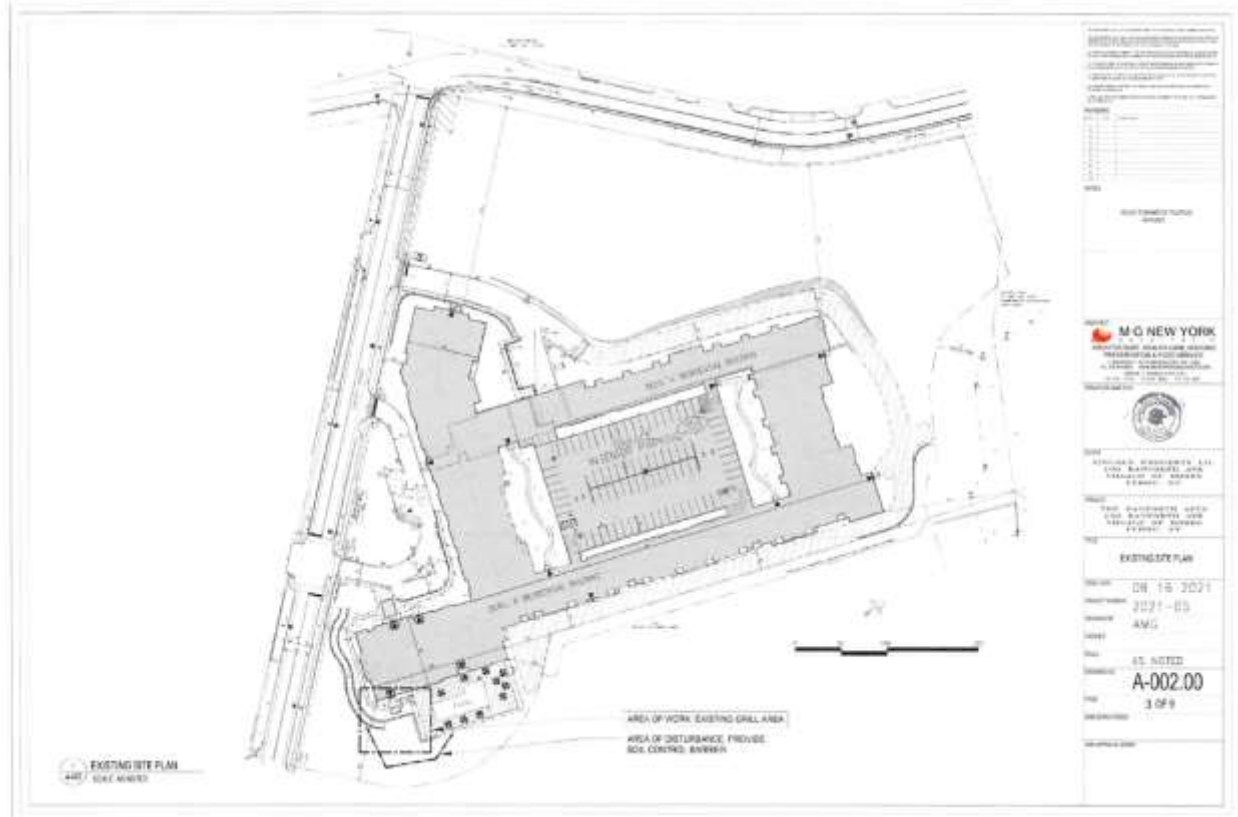
Chairman Hunter

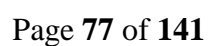
Date



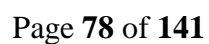
Drawings for 100 Danforth are as follows:

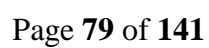
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## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Ms. Valerie Monastra, AICP/Village Planning Consultant sent the following memorandum and attachments dated September 20, 2021 to Mayor Rossillo and the Board of Trustees:



### MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

**DATE:** September 20, 2021

**RE:** 100 Danforth Avenue

---

The Applicant is seeking site plan approval to enlarge the existing open-air terrace by approximately 1,032 square feet. The property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 ("Project Site") and is located in the Chauncey Park (CP) zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II under SEQR because it consists of the "construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area." No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees. A public hearing conducted by the Village Board will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table demonstrating compliance with the Zoning chapter.
4. **County Board Referrals.** This project required a notification to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law as it is less than 5,000 square feet and within 500 feet of the Sawmill Parkway. An acknowledgement of the notification was received from the County in August. No further action from the Village is required.

5. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

This Application was before the Planning Board for a recommendation, and one was issued at the September 9, 2021, Planning Board meeting. The recommendation and supporting documentation are attached to the end of this memorandum.



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION 13-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**  
**Property: 100 Danforth Avenue (Section Block and Lot 3.18-154-3.1 and CP, Chauncey**  
**Park Zoning District)**

**Background**

WHEREAS, Lincoln Property Co ("Applicant") is seeking Site Plan approval to undertake an addition to enlarge the existing open-air terrace by approximately 1,032 square feet ("Project"). The subject property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 ("Project Site"). The Project Site is located in the Chauncey Park (CP) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the application and the Applicant's materials as follows:

1. Site Plans prepared by MG New York Architects dated May 13, 2021:
  - a. A-000 Cover Sheet
  - b. A-001 Existing Survey
  - c. A-002 Existing Site Plan
  - d. A-100 Existing Part Plan at Area of Work
  - e. A-101 Enlarged Demo Plan at Area of Work
  - f. A-102 Existing Photos
  - g. A-103 Enlarged Proposed Plan
  - h. A-104 Details
  - i. A-105 Preliminary Planting Palette
2. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
3. Planning Board application received July 22, 2021
4. Coastal Assessment Form received July 22, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on September 9, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 9, 2021; and

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

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

**Planning Board Determination**

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

Motion by: Chairman Hunter

Seconded by: Mr. Hale

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

I hereby attest that the above Resolution was approved by the Planning Board at its September 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.



Chairman Hunter

Date: September 9, 2021



Dolph Rotfeld Engineering Division

570 Taxter Road, Suite 300  
Elmsford, NY 10523  
(914) 631-8600 phone  
(914) 631-5769 fax  
www.drepc.com  
www.aiengineers.com

## MEMORANDUM (2)

**TO:** Stephen Hunter, Planning Board Chairman

**CC:** Planning Board Members  
Richard Leins, Interim Village Administrator  
Ed Manley, Building Inspector  
Dan Pozin, Planning Board Attorney  
Valerie Monastra, Village Planner

**FROM:** Anthony Oliveri, P.E.

**DATE:** September 7, 2021

**RE:** Site Plan Review  
100 Danforth Avenue  
Village of Dobbs Ferry

With regard to the above-mentioned project, this office has reviewed the following plans and submittals:

- Plans Sheet entitled: "Stormwater Management Plan," Prepared by Hudson Engineering and Consulting, dated 8/31/2021
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting P.C. dated 8/31/2021

All of the engineering comments from the August 2, 2021, Memorandum #1 have been satisfactorily addressed.

Thank you



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

Mr. Brad Schwartz/Zarin Steinmetz was present to represent the application.

Ms. Monastra updated the Board on the proposed application and reviewed items in the memorandum that she sent to the Board.

Mr. Schwartz asked the Board if they could have a resolution prepared for consideration at the public hearing.

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

**RESOLUTION 117-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
100 DANFORTH AVENUE - SITE PLAN APPLICATION – PUBLIC HEARING**

**WHEREAS**, at the meeting on July 13, 2021 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of an application by Lincoln Property Co. for site plan approval for property at 100 Danforth Avenue (SBL #3.180-154-3.1) in the CP “Chauncy Park”) Zoning District for the proposed 1,023 s.f. enlargement of an existing open-air raised terrace with related retaining wall and landscaping (the “Project”), declared itself Lead Agency for purposes of SEQRA, designated the Project as a Type II action, determined the Project would have no significant adverse environmental impacts and directed referral to the Dobbs Ferry and County Planning Boards and the AHRB; and

**WHEREAS**, the matter having now been returned to this Board’s agenda by the Dobbs Ferry Planning Board, it is necessary to schedule a public hearing in advance of further review and action.

**NOW BE IT RESOLVED**, that, the Board of Trustees of the Village of Dobbs Ferry hereby calls for a public hearing to be scheduled on Tuesday, October 12, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comment and consider the request for site plan approval for the Project at 100 Danforth Avenue.

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

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

**Consider a resolution setting a public hearing for the project at Masters School, 49 Clinton Avenue after review of referral memo from the Planning Board for site plan approval**

Mr. Brad Schwartz/Zarin & Steinmetz sent the following letter and attachments dated September 17, 2021 to Mayor Rossillo and the Board of Trustees:



Brad K. Schwartz  
bschwartz@zarin-steinmetz.com

September 17, 2021



**Via Electronic and Overnight Mail**

Hon. Vincent Rossillo  
Mayor of the Village of Dobbs Ferry  
and Members of the Board of Trustees  
112 Main Street  
Dobbs Ferry, New York 10522

***Re: The Masters School  
Site Plan Application for "Innovation and Entrepreneurship Center"  
49 Clinton Avenue***

Dear Mayor Rossillo and Members of the Village Board of Trustees:

The Masters School is excited to return to the BOT to complete the Site Plan process for this project. We make this submission to request that the BOT place this matter on its September 28<sup>th</sup> agenda for the purpose of scheduling a Public Hearing on October 12<sup>th</sup> (Masters would be glad to appear on September 28<sup>th</sup> to make a short presentation). Masters also asks that the BOT authorize a draft resolution (with conditions) to be ready for your consideration at the October 12<sup>th</sup> meeting. Masters would like to complete the foundation work before winter temperatures become prohibitive. An approval on October 12<sup>th</sup> would allow Masters to proceed to Building Department review and hopefully stay on its planned construction schedule; even a couple additional weeks at this stage would affect the overall schedule. While this may appear aggressive, we think this request is reasonable given all the work accomplished during the Planning Board and AHRB reviews.

Since the project was last before the BOT, the Masters School has completed the following key steps in the process:

- Planning Board – positive recommendation (copy enclosed)
- AHRB – positive recommendation

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

■ ZARIN & STEINMETZ

Mayor Rossillo and Members of the Village Board  
September 17, 2021  
Page | 2

- SHPO – determination of “no adverse impact” (regarding potential impacts to Estherwood Mansion and Carriage House)
- DEC – determination of “no adverse impact” (regarding potential impacts to fish in the Hudson River)
- Village Fire Department – approval of site emergency access

In addition, the Site Plan drawings and supporting materials have been updated to reflect comments received from the Planning Board, AHRB, and the Village’s engineering and planning consultants. This includes: (i) a SWPPP prepared in accordance with DEC and Village requirements for stormwater management, (ii) more advanced architectural design, including regarding window width, quantity and distribution, (iii) a temporary construction access road to avoid queueing along Clinton Avenue in response to Village and neighbor comments, and (iv) various other technical engineering and planning items.

Importantly, the proposed building footprint and height have not changed. Building height was reviewed in detail with the AHRB to confirm it does not conflict with the historic Estherwood mansion or carriage house.

Masters will submit a complete updated Site Plan drawing set for the BOT’s record and in advance of the Public Hearing when advised to do so by the Village.

Thank you for the BOT’s continued attention to this project.

Respectfully submitted,

ZARIN & STEINMETZ

By: Brad Schwartz  
Brad K. Schwartz

Encl.

cc: Ed Manley, Building Official/Land Use Officer  
Dan Roemer, Assistant Building Inspector  
Lori Lee Dickson, Esq.  
Daniel Pozin, Esq.  
Valerie Monastra, AICP  
Anthony Oliveri, P.E.  
The Masters School  
Marvel  
MFS Engineering & Surveying



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION X-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**

**Property: 49 Clinton Avenue (Section Block and Lot 3.90-66-1 and EI,  
Educational/Institutional Zoning District)**

**Background**

WHEREAS, the Masters School ("Applicant") is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center ("IEC") on its campus in front of the Middle School Building ("Project"). The subject property is located at 49 Clinton Avenue, Dobbs Ferry New York, Section Block and Lot 3.90-66-1 ("Project Site"). The Project Site is located in the Educational/Institutional (EI) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the Application and the Applicant's materials as follows:

1. Site Plan Application Form dated April 1, 2021
2. Full Environmental Assessment Form February 16, 2021
3. Coastal Assessment Form dated April 1, 2021
4. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
5. Revised Site Plan Designs prepared by Marvel, last revised August 31, 2021
  - a. G001V Sheet Index
  - b. G-010 and G-011 Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021
  - c. Z-100 Zoning Map
  - d. C-101 Civil Notes
  - e. C-300 Demolition and Site Clearing Plan
  - f. C-400 Soil and Erosion Control Plan
  - g. C-500 Site Plan
  - h. C-502 Construction Access Plan
  - i. C-600 Proposed Grading and Drainage Plan
  - j. C-700 Utility Plan
  - k. C-701 Utility Relocation Plan
  - l. C-900 and C-901 Construction Details

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

- m. L-100 Layout Plan
- n. L-200 Material Plan
- o. L-400 Tree Plan
- p. L-410 Understory Plan
- q. L-600 and L-601 Site Section
- r. L-620 Site Plan
- s. L-700 and L-701 Typical Details
- t. A-100 through A-104 Floor Plans
- u. A-300 and A-301 Building Elevations
- v. A-320 and A-321 Building Sections
- w. S-501 Retailing Wall Detail
- x. S-505 Typical Details
- y. LL-010 Site Lighting Plan
- z. LL-011 Site Lighting Photometric

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on July 1, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing remained open until August 5, 2021; and

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

**Planning Board Determination**

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

Motion By:

Seconded by:

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



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

I hereby attest that the above Resolution was approved by the Planning Board at its September 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

Chairman Hunter

Date

49 Clinton Avenue Design Appendix is as follows:



**THE MASTERS SCHOOL  
INNOVATION AND  
ENTREPRENEURSHIP CENTER**

VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021 0920

**MARVEL**

Marvel School of Leadership & Education  
49 Clinton Avenue, Dobbs Ferry, NY 10522  
(914) 261-1000



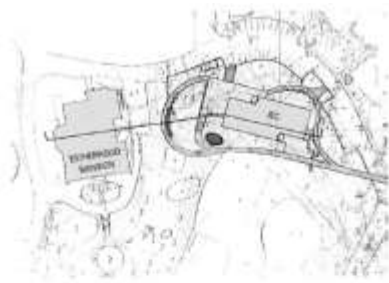
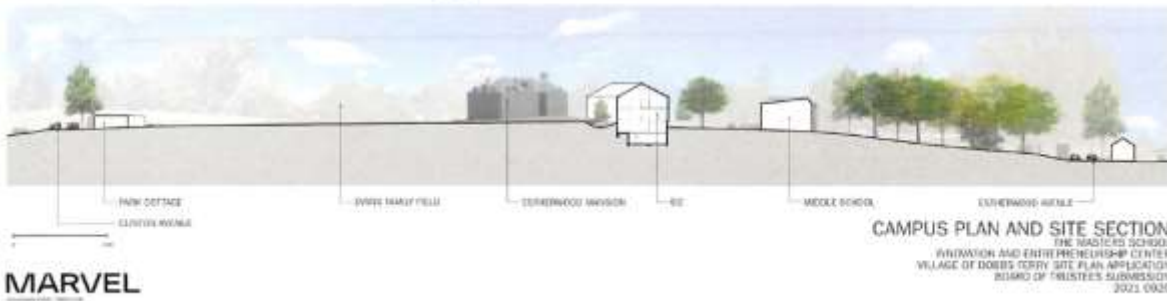
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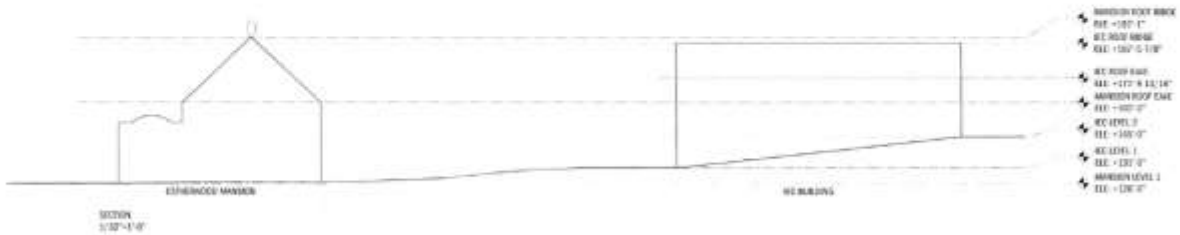
CAMPUS AERIAL PHOTOGRAPH



**ZONING MAP**  
THE MASTERS SCHOOL  
INNOVATION AND ENTREPRENEURSHIP CENTER  
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021 0920



KEY PLAN  
 N/S



**MARVEL**  
 ARCHITECTS

THE MASTERS SCHOOL  
 INNOVATION AND ENTREPRENEURSHIP CENTER  
 VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION  
 BOARD OF TRUSTEES SUBMISSION  
 2021.09.20



**MARVEL**  
 LANDSCAPE ARCHITECTURE



**MARVEL**  
 ARCHITECTURE



SOUTH ELEVATION



UPPER ENTRY  
BLACK ANODIZED  
ALUMINUM INSULATED  
CURTAIN WALL SYSTEM

ARCHITECTURAL CAST IN  
PLACE CONCRETE WITH  
BOARD FORMED FINISH  
NATURAL PAINT FINISH  
VARIABLE SLAB  
IN-SIDE CLADDING

NORTH ELEVATION



NATIVE VEGETATION /  
STORMWATER SWALE  
LOWER ENTRY

BLACK ANODIZED  
ALUMINUM INSULATED  
CURTAIN WALL SYSTEM  
ARCHITECTURAL CAST IN  
PLACE CONCRETE WITH  
BOARD FORMED FINISH

NATURAL PAINT FINISH  
SHADING SLAB  
IN-SIDE CLADDING

**MARVEL**  
ARCHITECTURAL FIRM

# BUILDING AND LANDSCAPE ELEVATIONS

THE MASTERS SCHOOL  
INNOVATION AND ENTREPRENEURSHIP CENTER  
VILLAGE OF DOUGLAS COUNTY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021.09.01



V1 - LOOKING EAST FROM CLINTON AVE. AT PARK COTTAGE



V2 - LOOKING EAST FROM CLINTON AVE. AT SOCCER FIELD



V3 - LOOKING EAST FROM CLINTON AVE. AT GOEHRING

**MARVEL**  
ARCHITECTURAL FIRM



CAMPUS AERIAL PHOTOGRAPH



V4 - LOOKING WEST FROM ESTHERWOOD AVE



V5 - LOOKING WEST FROM ESTHERWOOD AVE



V6 - LOOKING WEST FROM ESTHERWOOD AVE

# NEIGHBORHOOD CONTEXT

THE MASTERS SCHOOL  
INNOVATION AND ENTREPRENEURSHIP CENTER  
VILLAGE OF DOUGLAS COUNTY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021.09.01

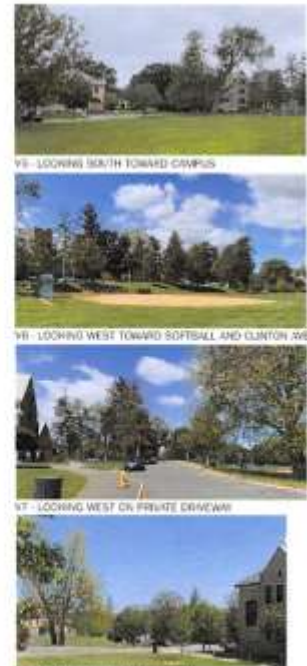


**MARVEL**  
LANDSCAPE ARCHITECTURE



CAMPUS AERIAL PHOTOGRAPH

Prepared by:  
12.2021 - 08.2022



**BUILDING SITE CONTEXT**  
THE MASTERS SCHOOL  
BIOMIMICRY AND ENTREPRENEURSHIP CENTER  
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021.0809



**MARVEL**  
LANDSCAPE ARCHITECTURE

**SITE CONTEXT RENDERINGS**  
THE MASTERS SCHOOL  
BIOMIMICRY AND ENTREPRENEURSHIP CENTER  
VILLAGE OF DOBBS FERRY SITE PLAN APPLICATION  
BOARD OF TRUSTEES SUBMISSION  
2021.0809



# DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

49 Clinton Avenue Drawings are as follows:

OWNER:	THE MASTERS SCHOOL 49 CLINTON AVENUE DOBBS FERRY, NEW YORK 10522
PROJECT ARCHITECTS + LANDSCAPE ARCHITECTS:	MARVEL ARCHITECTS 148 MADISON STREET, FLOOR 3 NEW YORK, NEW YORK 10017
GEOTECHNICAL CIVIL ENGINEER:	MFS ENGINEERS & SURVEYORS, EPS 3705 KRAMERSON BOULEVARD SOUTH PLAINFIELD, NEW JERSEY 07080
STRUCTURAL ENGINEER:	DELMAN 32 OLD 91 P, FLOOR 12 NEW YORK, NEW YORK 10005
BUILDING SYSTEMS ENGINEER:	POWERS CONSULTING ENGINEERS, INC. 110 WEST 18TH STREET NEW YORK, NEW YORK 10011
VERTICAL TRANSPORTATION:	VDA 145 WEST 38TH STREET, FLOOR 4 NEW YORK, NEW YORK 10018
AVT/SECURITY CONSULTANT:	COSENTINI ASSOCIATES, INC. 410 SEVENTH AVENUE NEW YORK, NEW YORK 10018
ACOUSTICS CONSULTANT:	LETH CONSULTANTS 10 MADISON STREET NEW YORK, NEW YORK 10017
AVT/SECURITY CONSULTANT:	COSENTINI ASSOCIATES, INC. 410 SEVENTH AVENUE NEW YORK, NEW YORK 10018
ENVIRONMENTAL CONSULTANT:	RAW SKINS 1 WHITEHALL STREET, FLOOR 14 NEW YORK, NEW YORK 10014
LIGHTING DESIGNER:	DOT SKIN LIGHTING DESIGN 100 BROADWAY, SUITE 1215 NEW YORK, NEW YORK 10005
CODE AND ACCESSIBILITY CONSULTANT:	CODE CONSULTANTS, INC. 400 NASSAU AVENUE NEW YORK, NEW YORK 10017
ARCHITECTURAL SPECIFICATIONS:	CONSTRUCTION SPECIFICATIONS, INC. 22 TOWNSEND ROAD MORGANVILLE, NEW JERSEY 07938



## THE MASTERS SCHOOL INNOVATION AND ENTREPRENEURSHIP CENTER

49 CLINTON AVENUE, DOBBS FERRY, NEW YORK 10522  
PROJECT NO. 2021

SITE APPLICATION SUBMISSION - BOT  
SEPTEMBER 20, 2021



NO.	DATE	REVISION
1	09/20/21	ISSUED FOR PERMITTING
2	09/20/21	ISSUED FOR PERMITTING
3	09/20/21	ISSUED FOR PERMITTING
4	09/20/21	ISSUED FOR PERMITTING
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17	09/20/21	ISSUED FOR PERMITTING
18	09/20/21	ISSUED FOR PERMITTING
19	09/20/21	ISSUED FOR PERMITTING
20	09/20/21	ISSUED FOR PERMITTING

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SHEET 1 OF 1



NO.	DATE	REVISION
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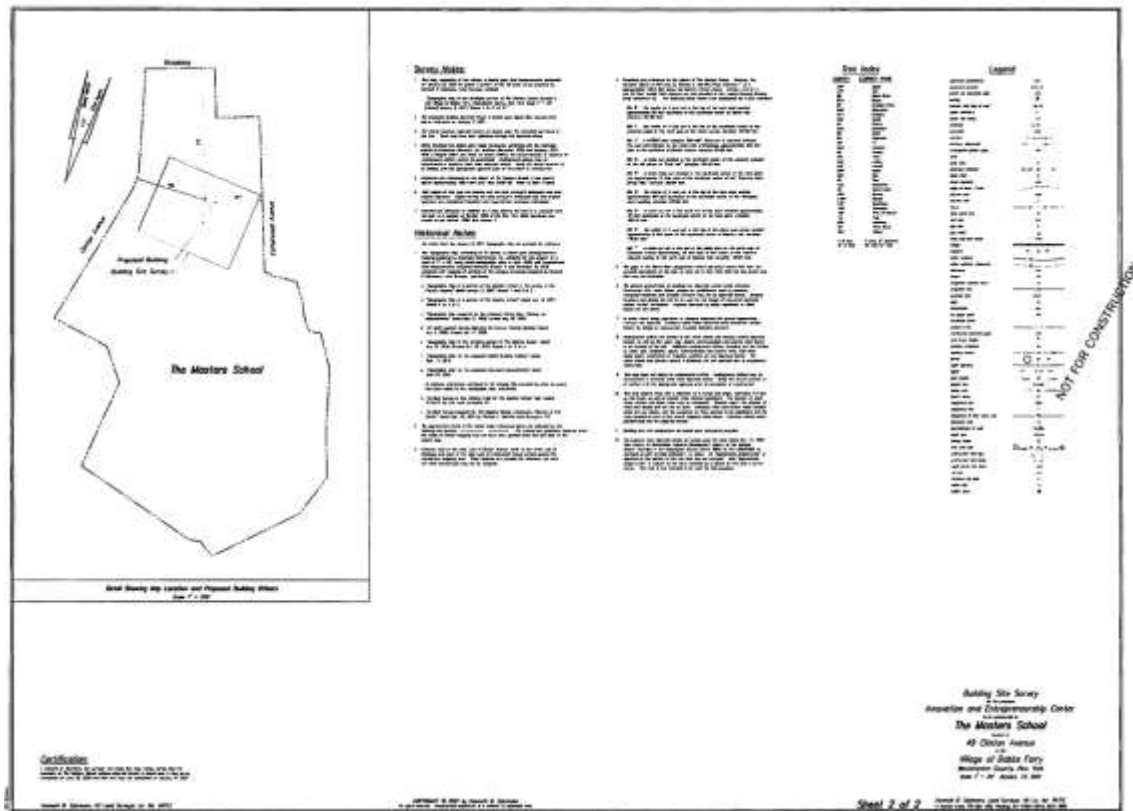
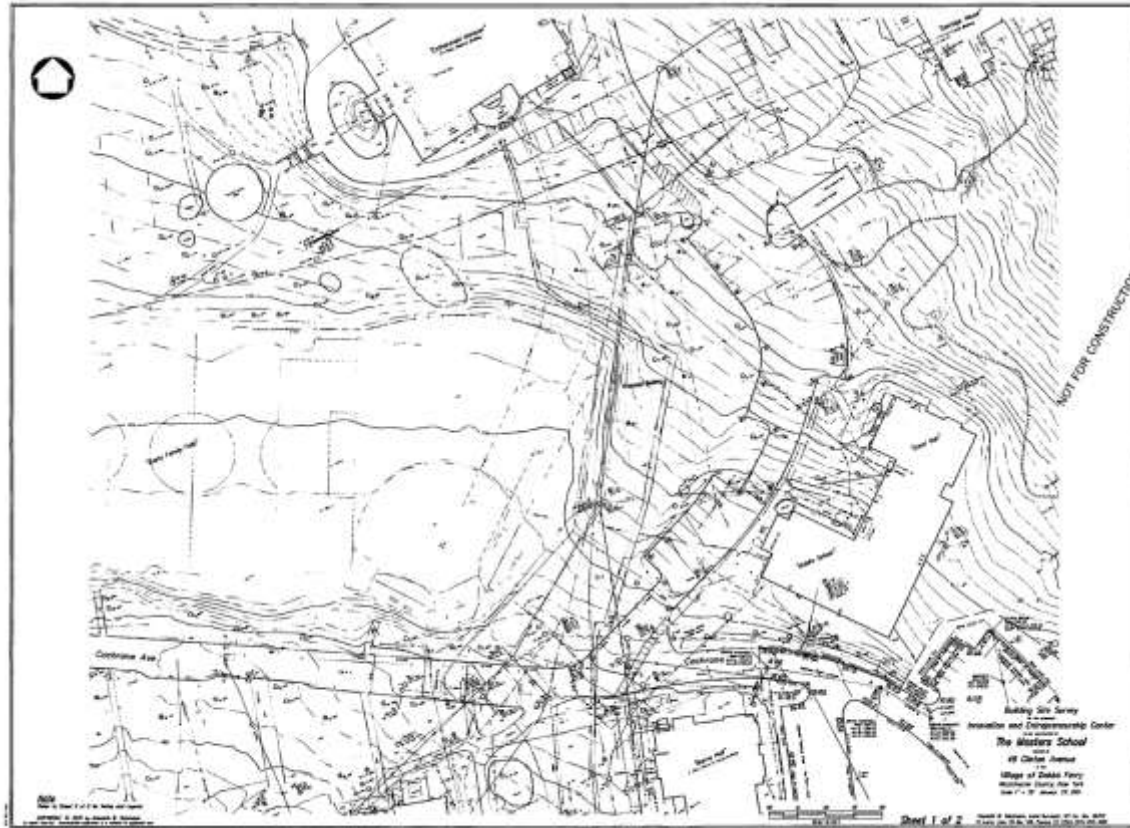
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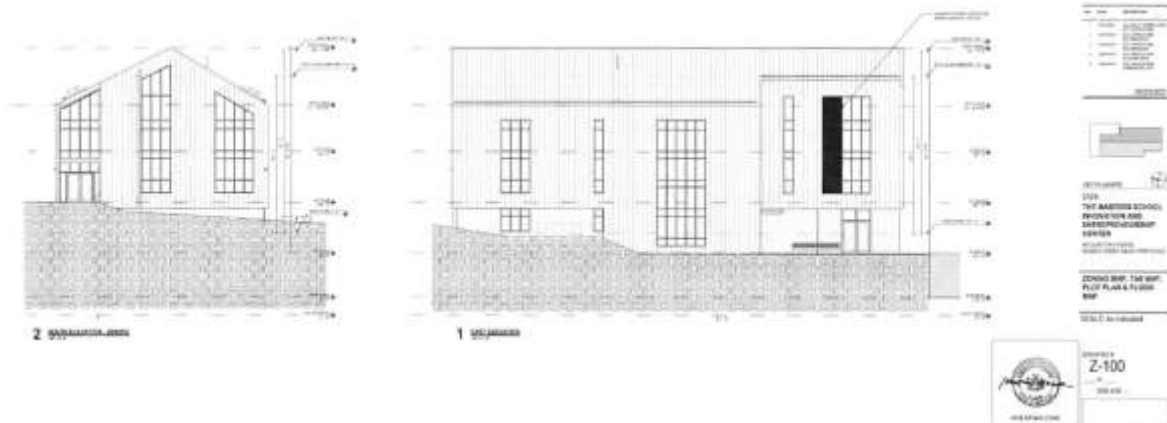
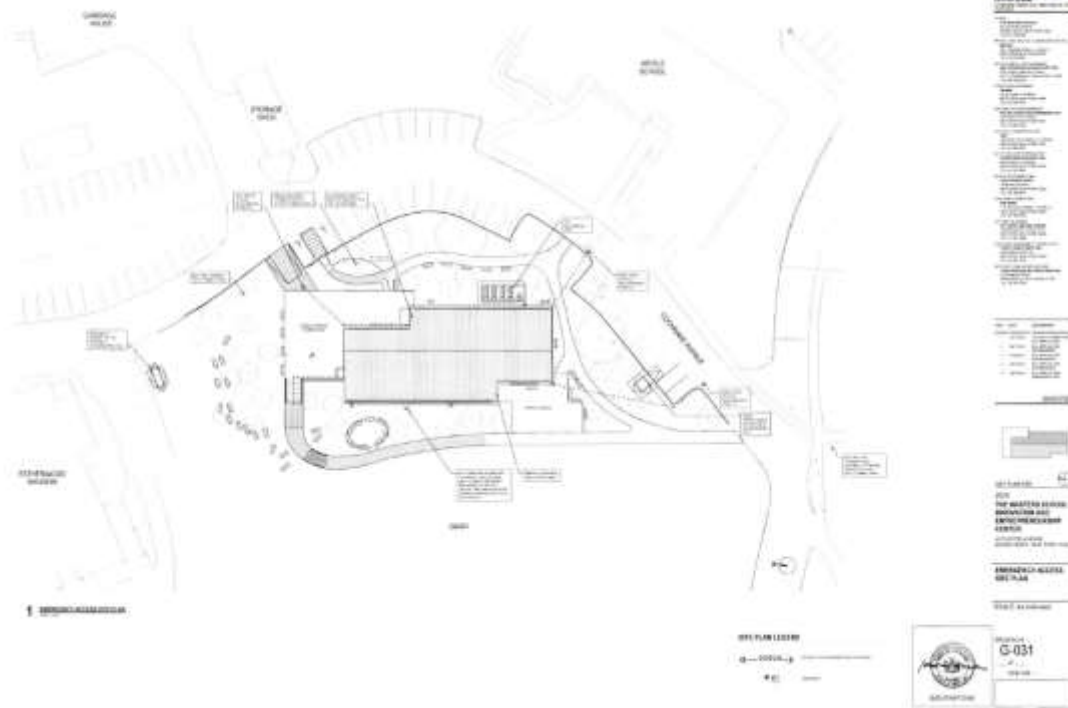
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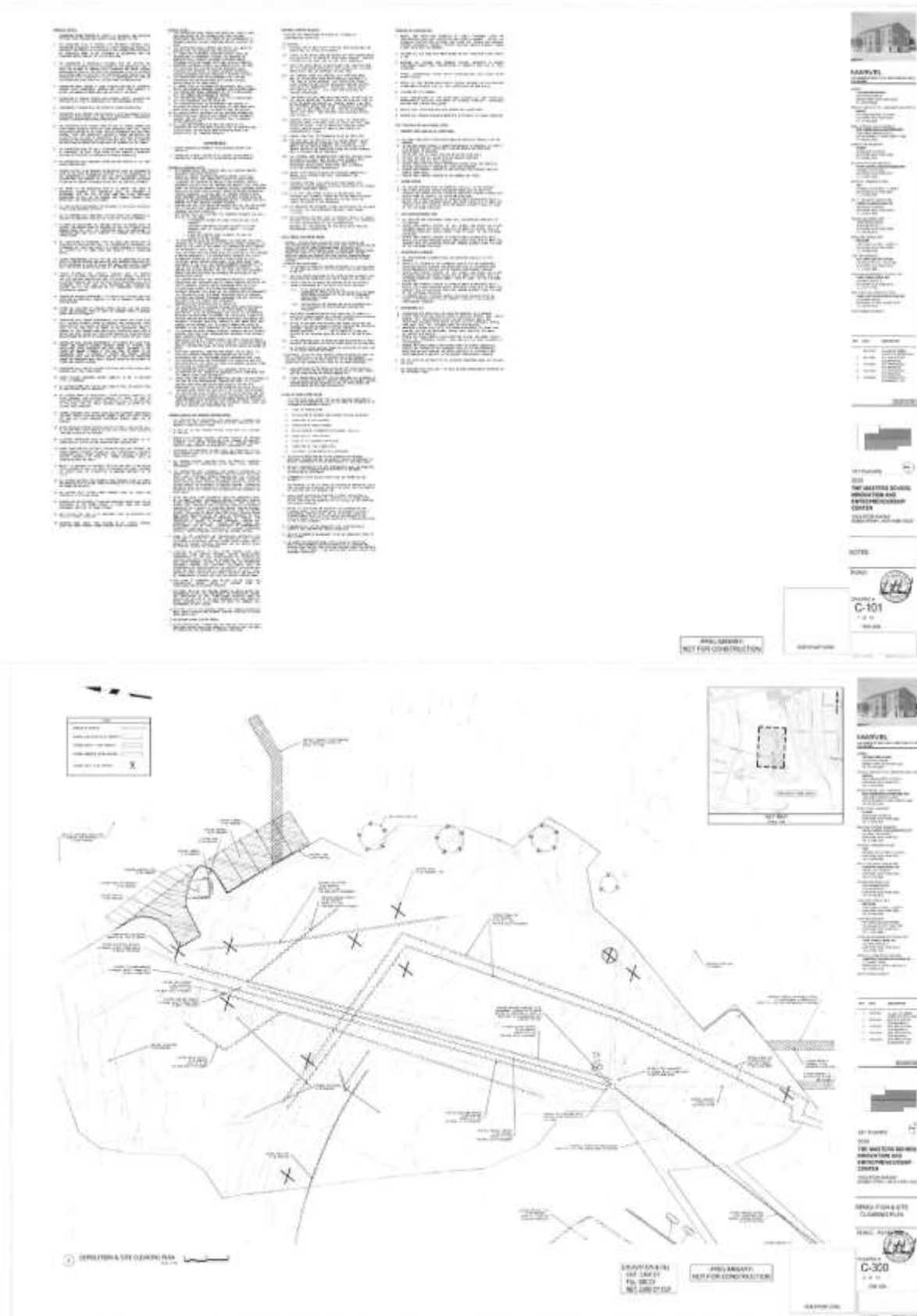
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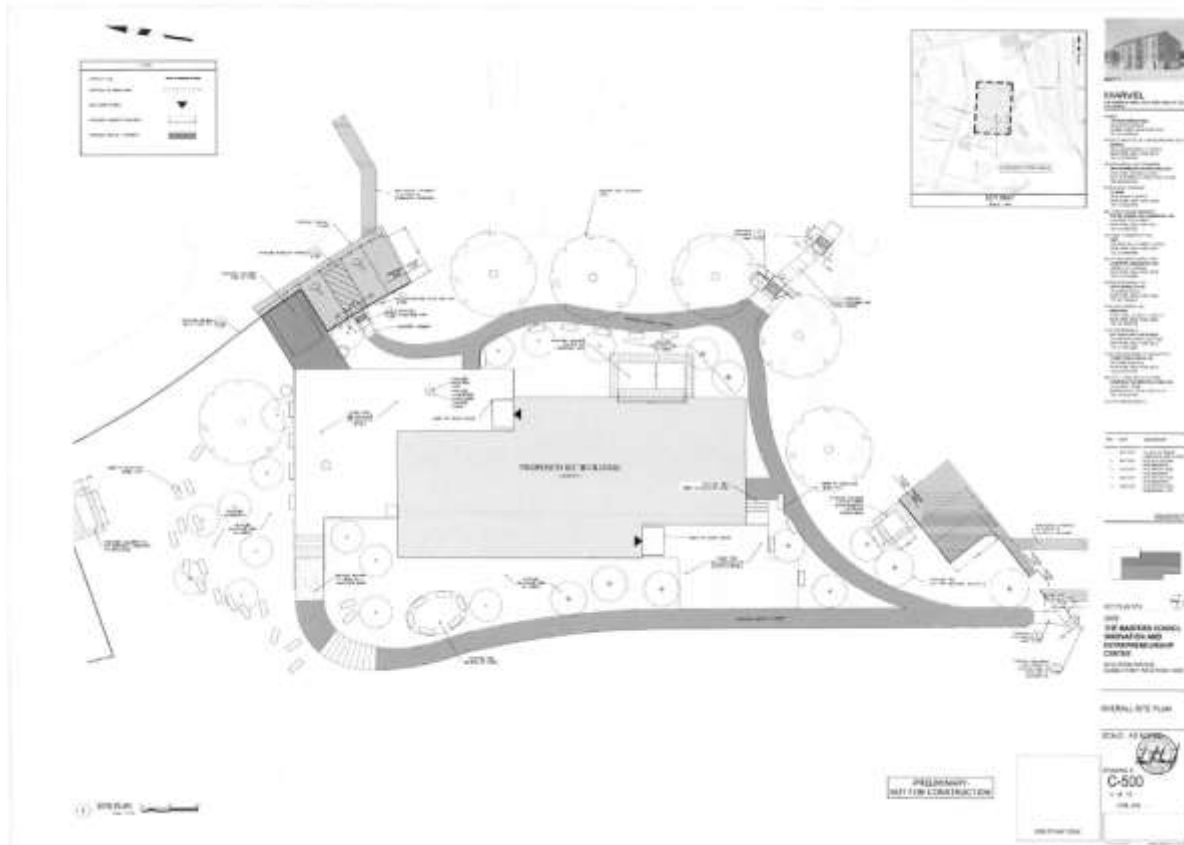
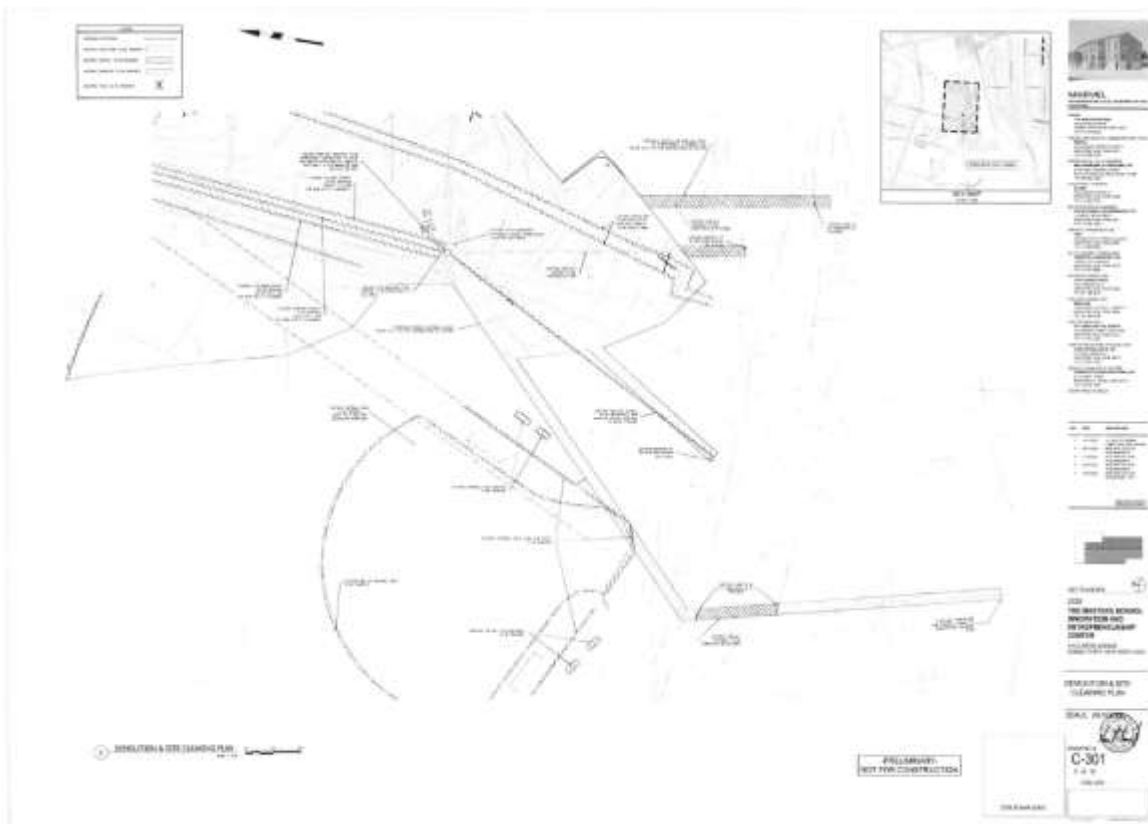




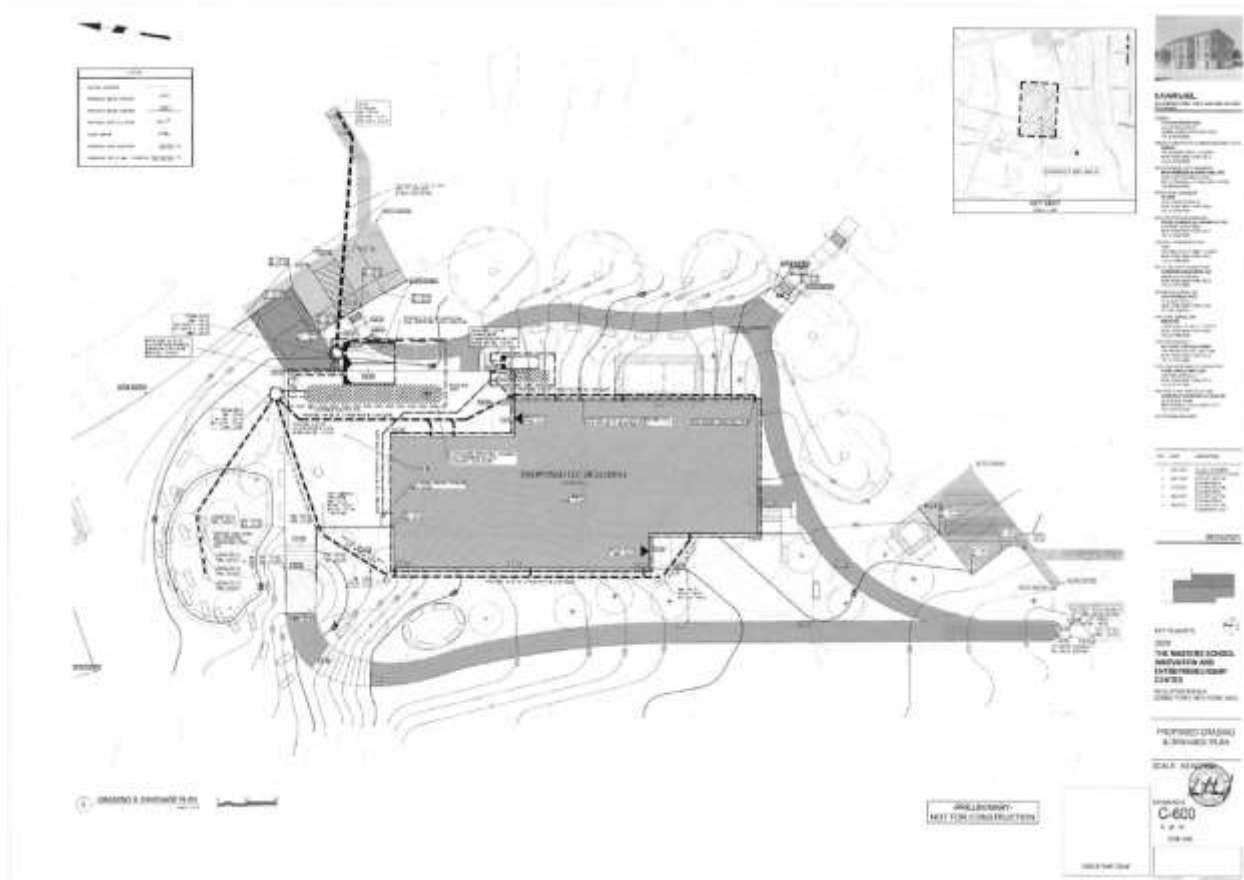
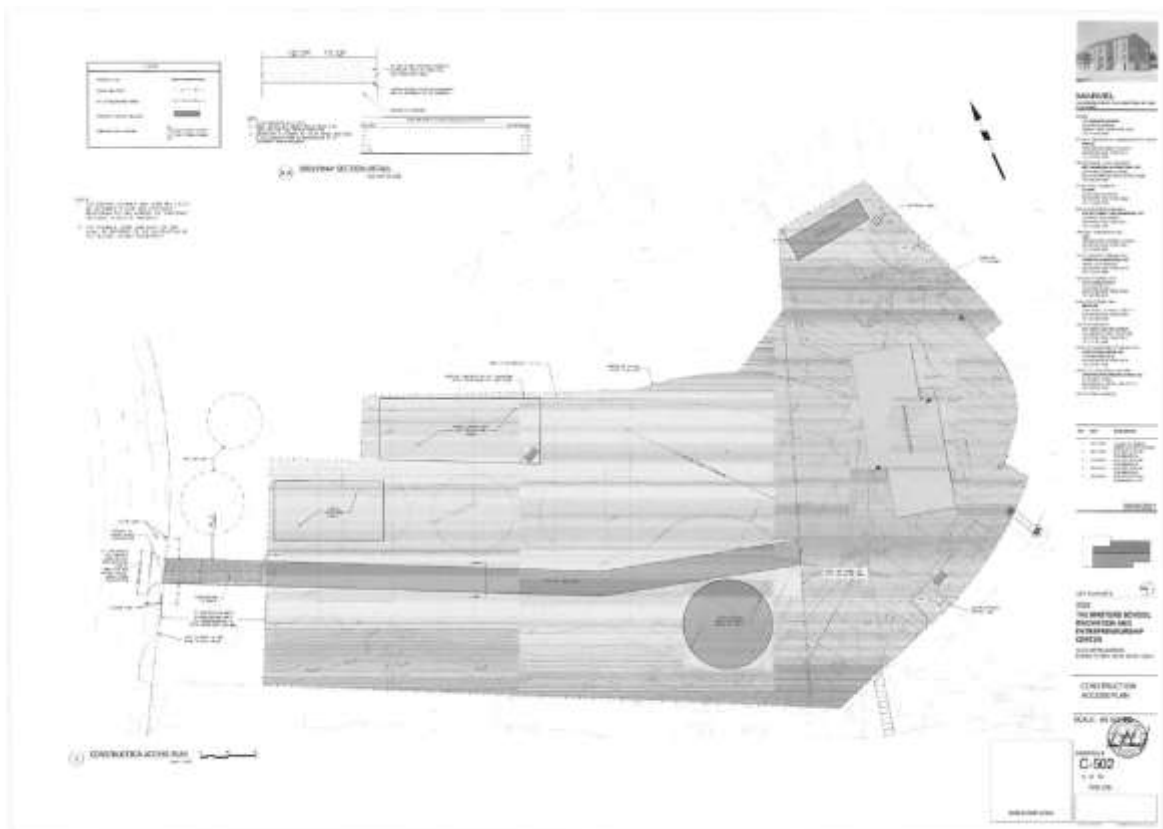
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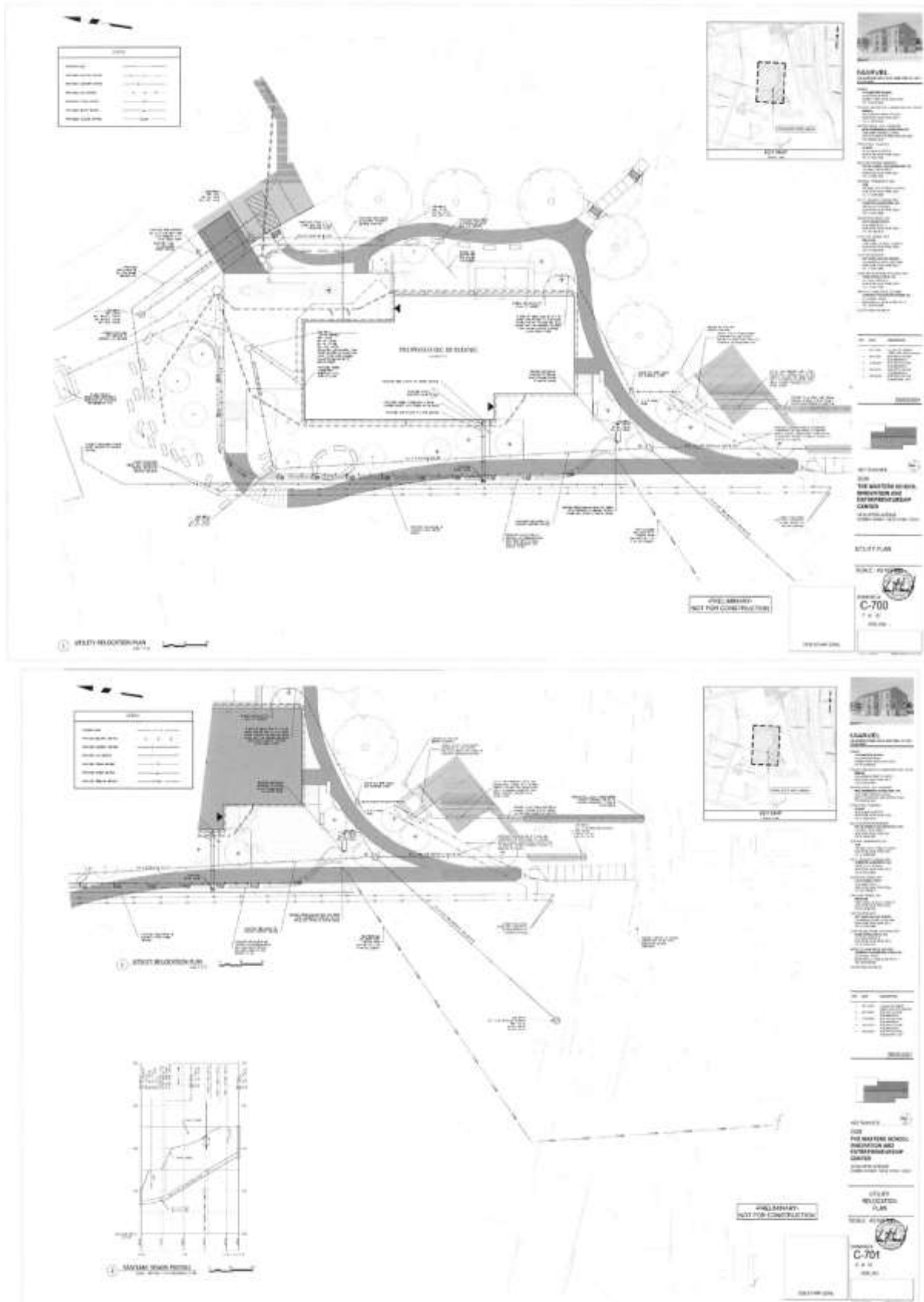


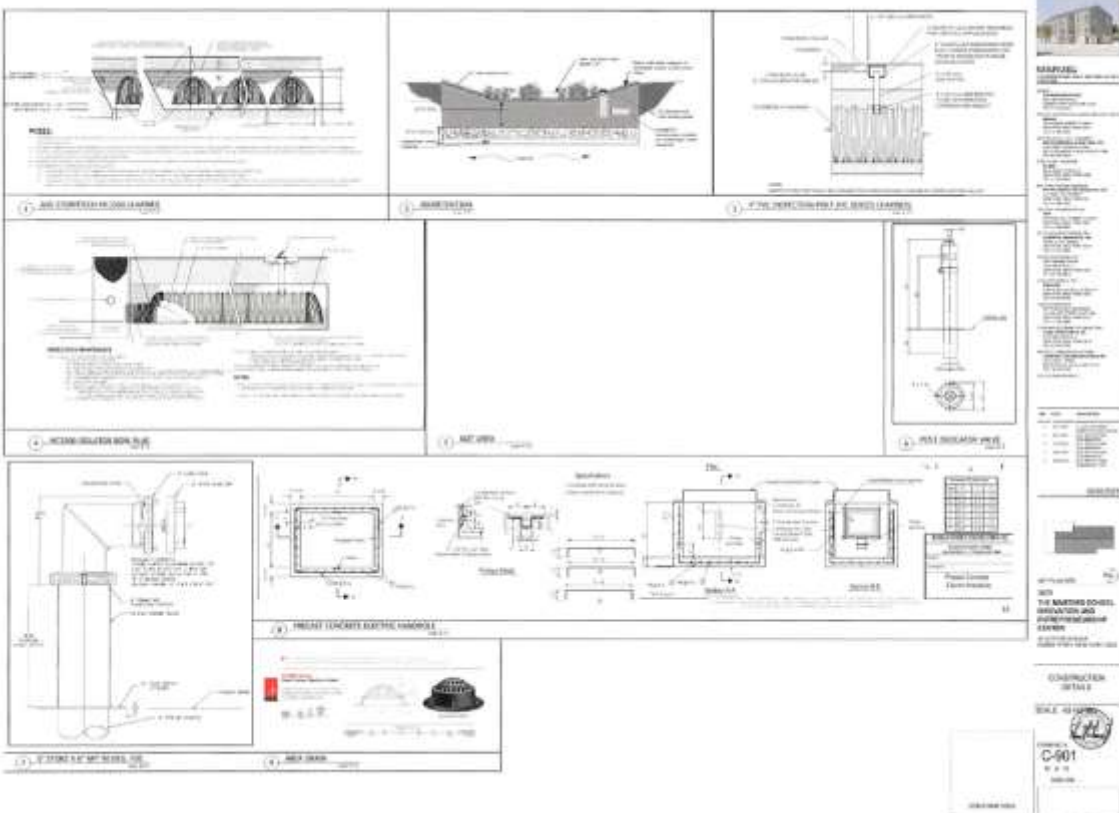
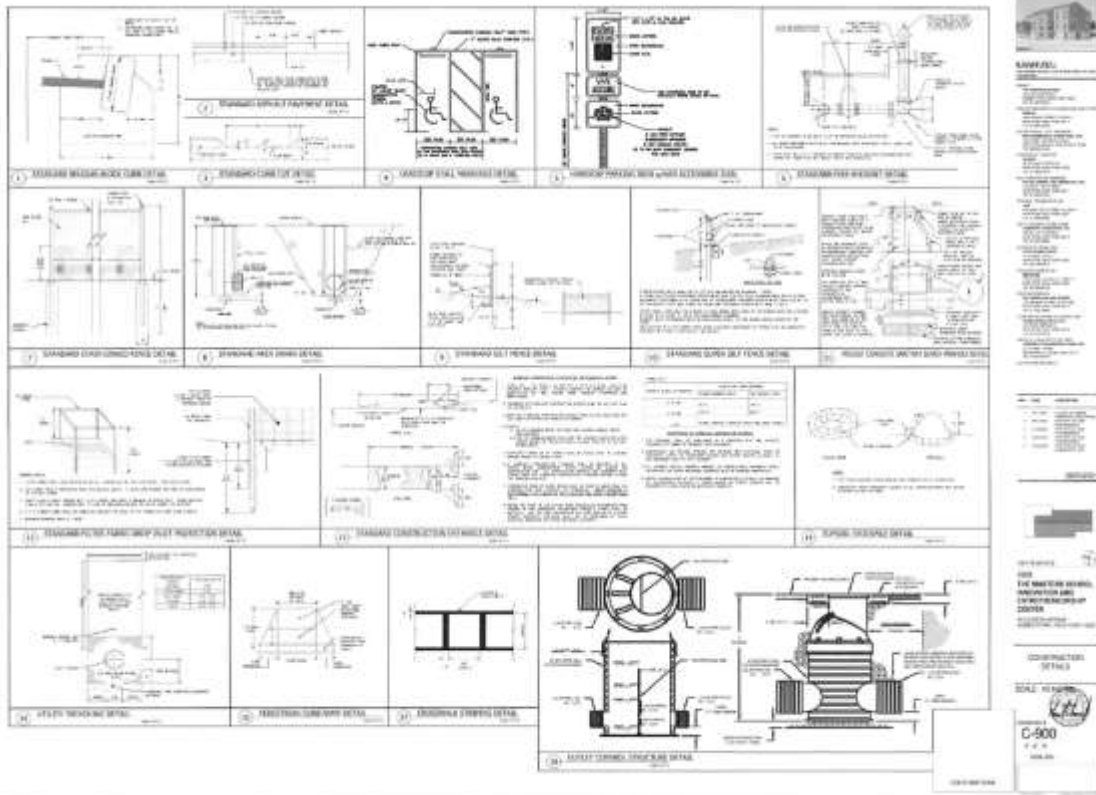


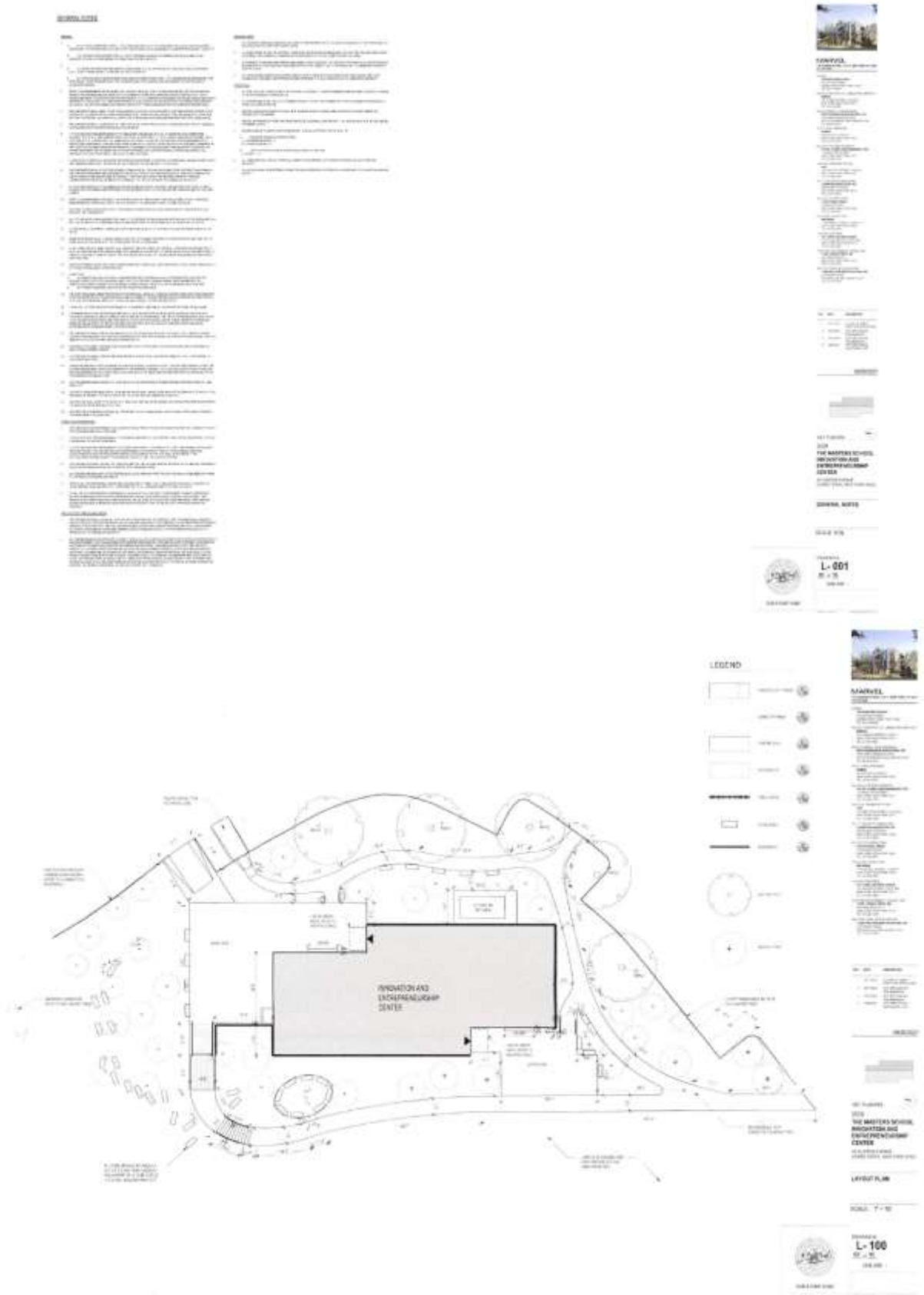




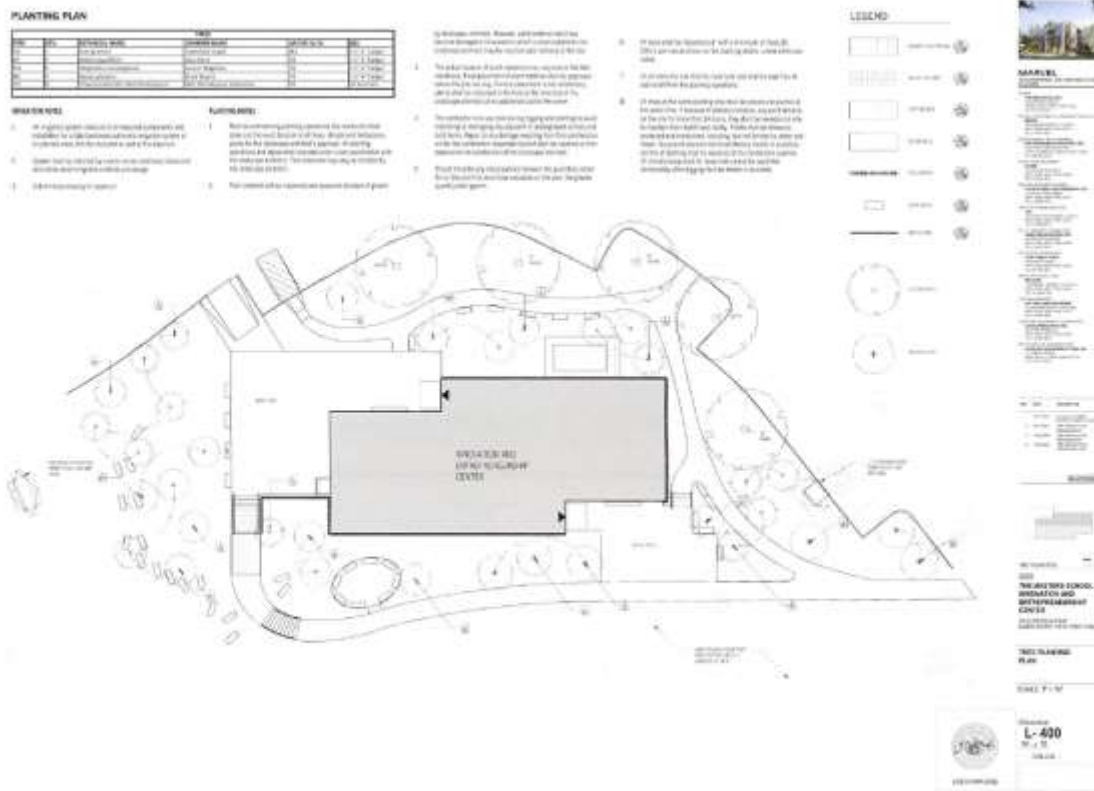
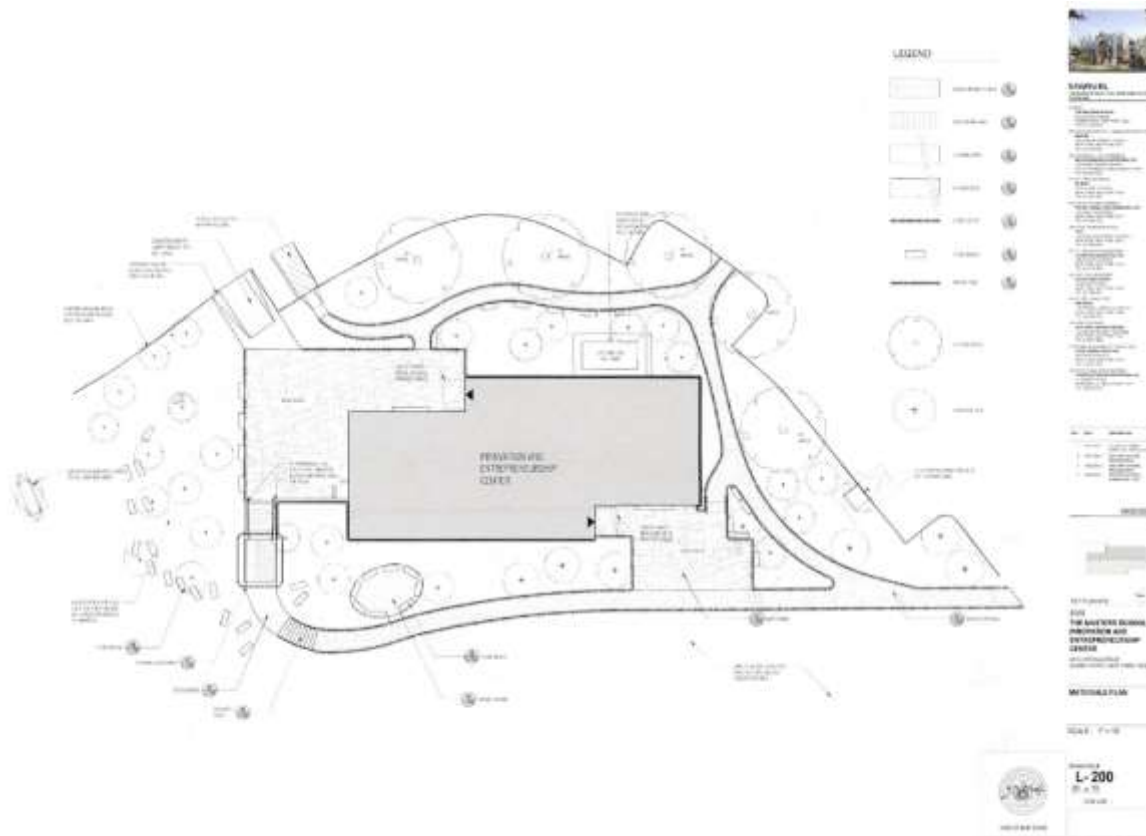








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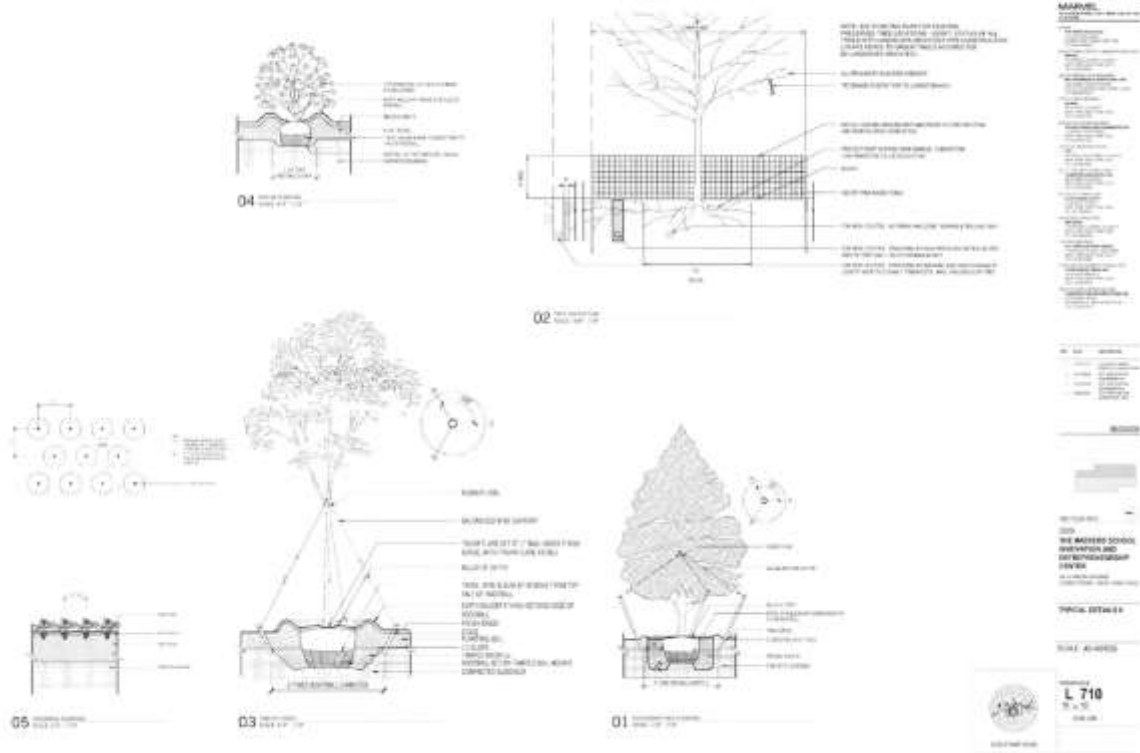
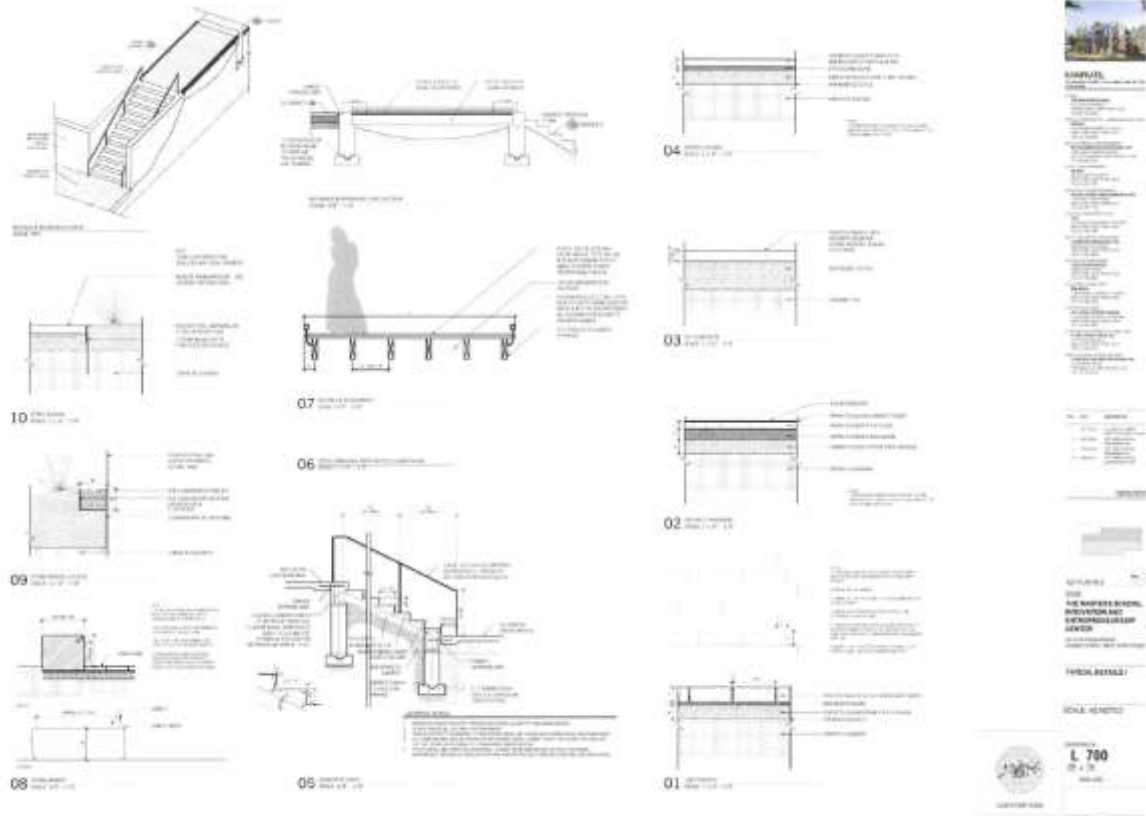


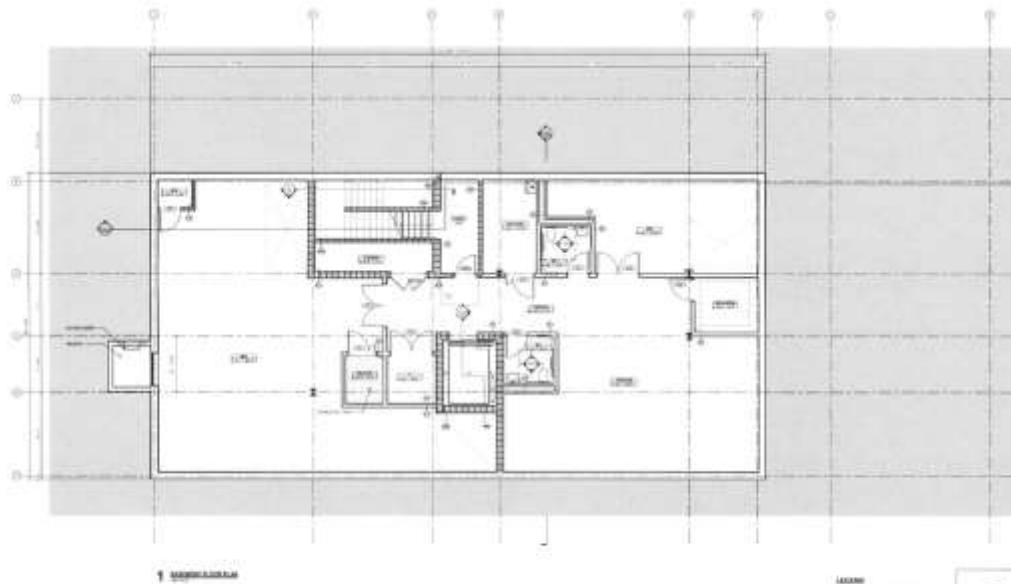


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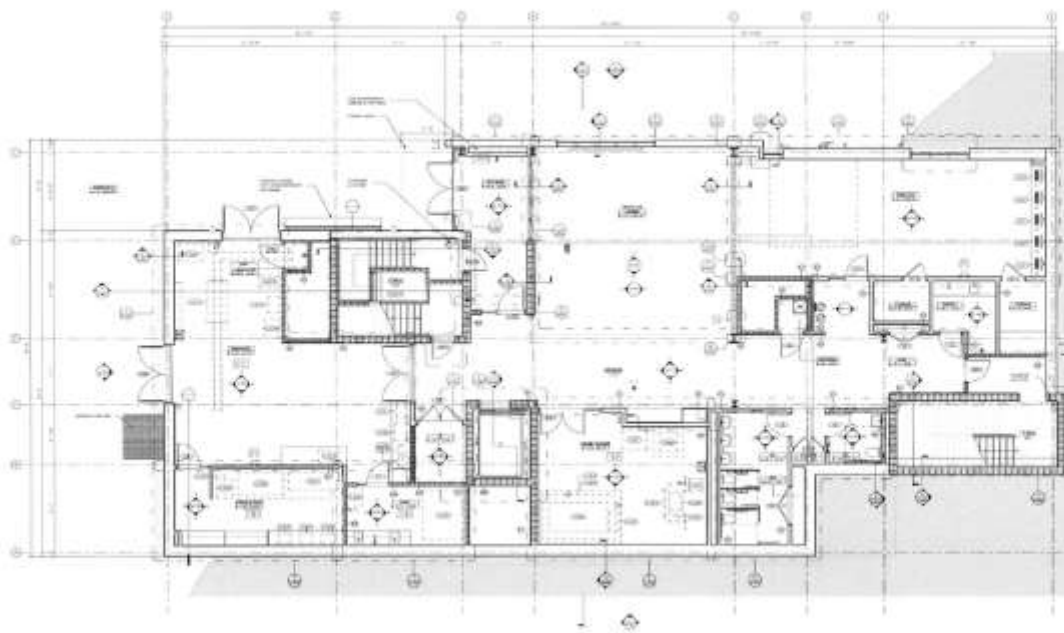
**LAUREN**

1990-1991 1991-1992  
 1992-1993 1993-1994



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## 1 Introduction

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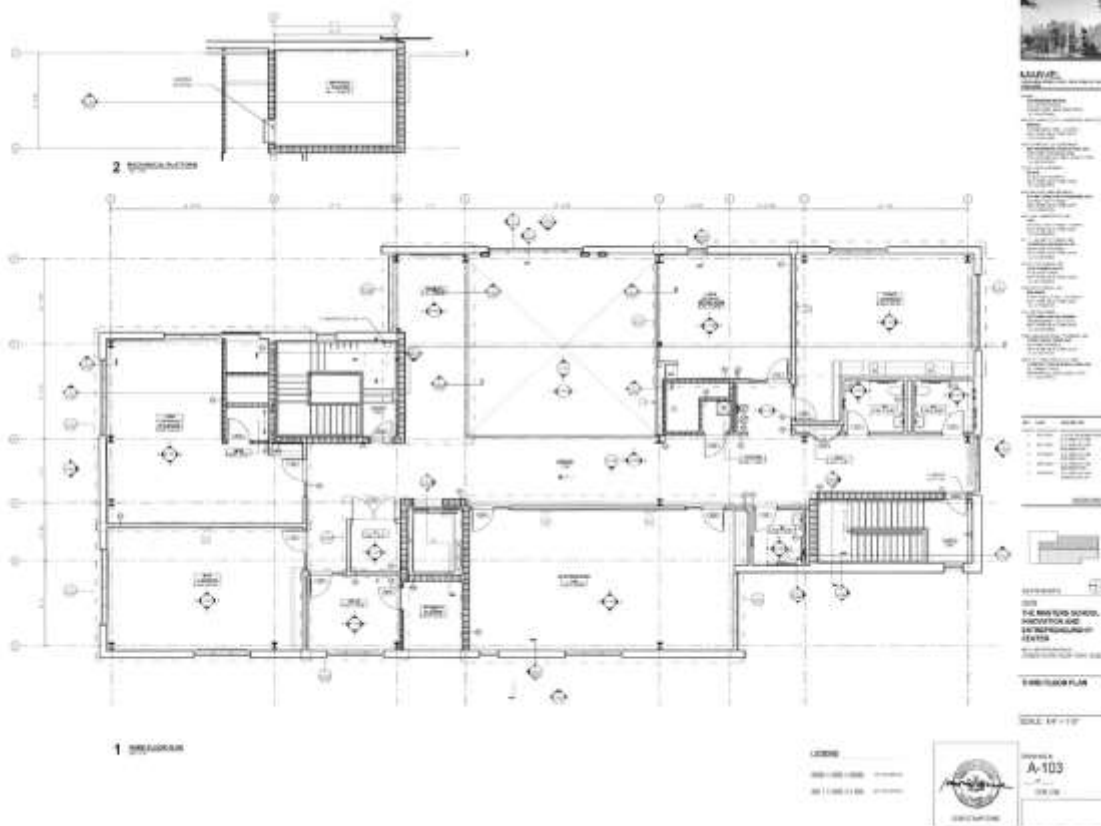
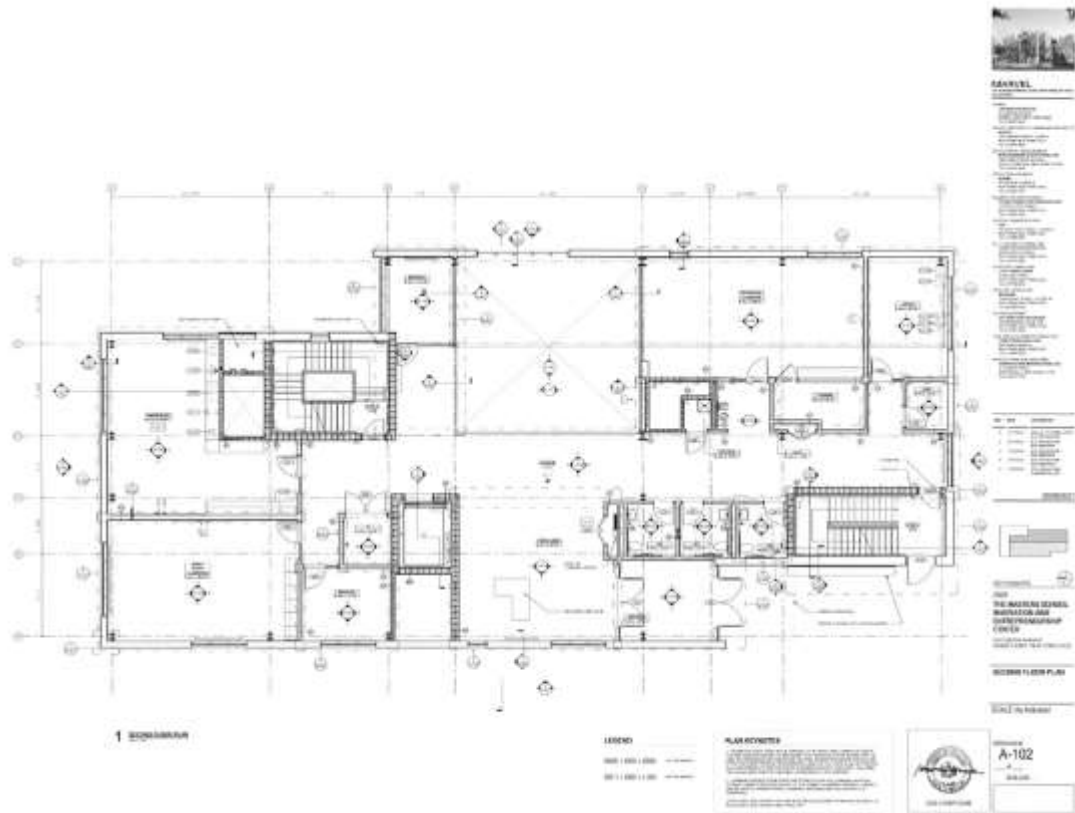
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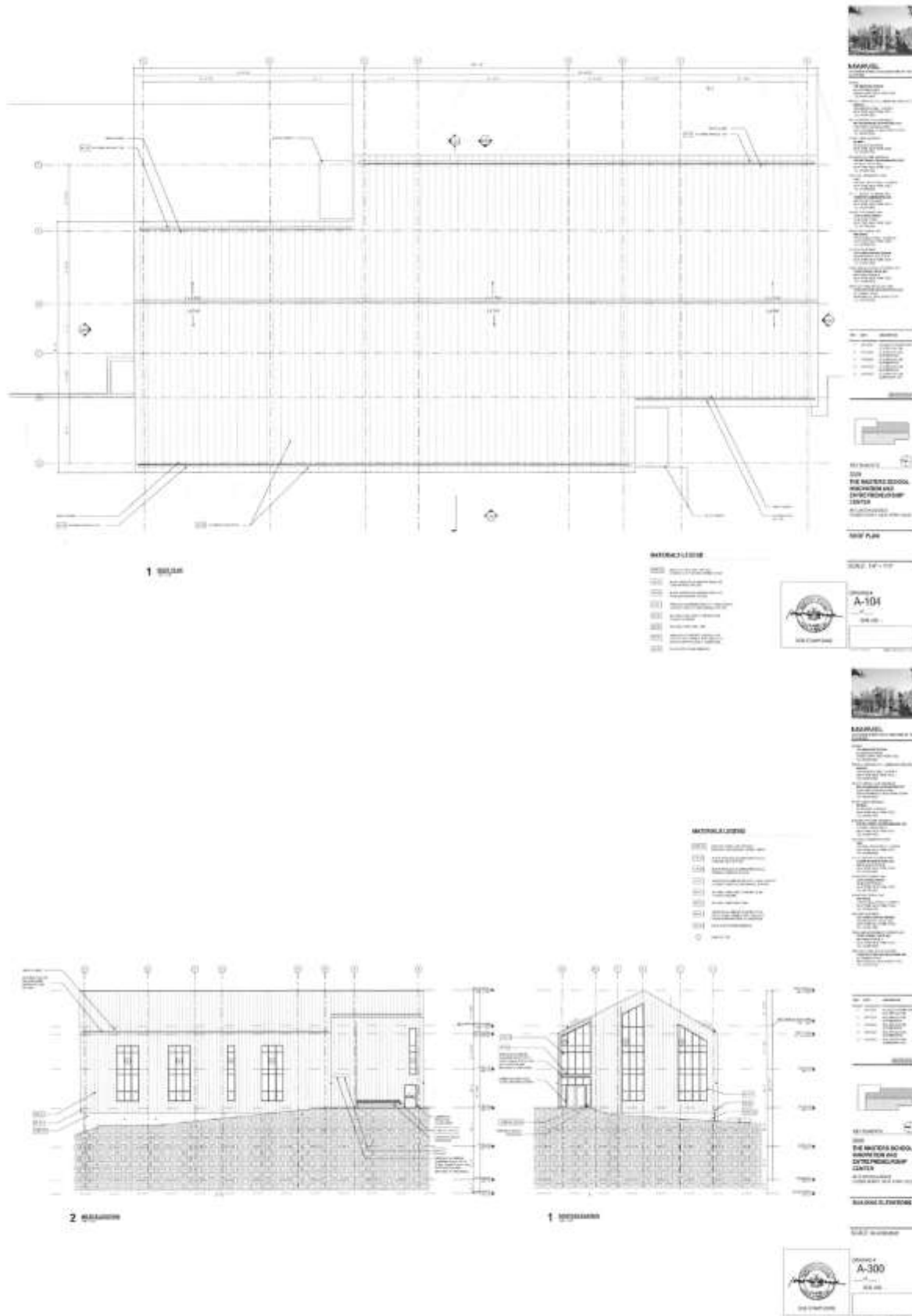


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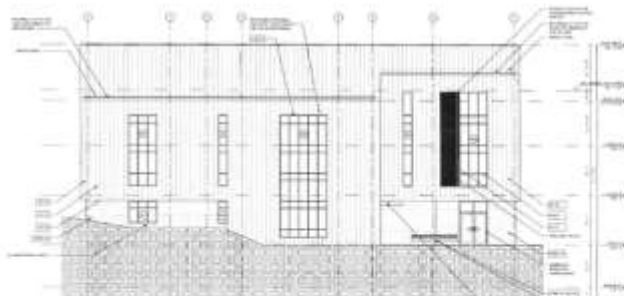
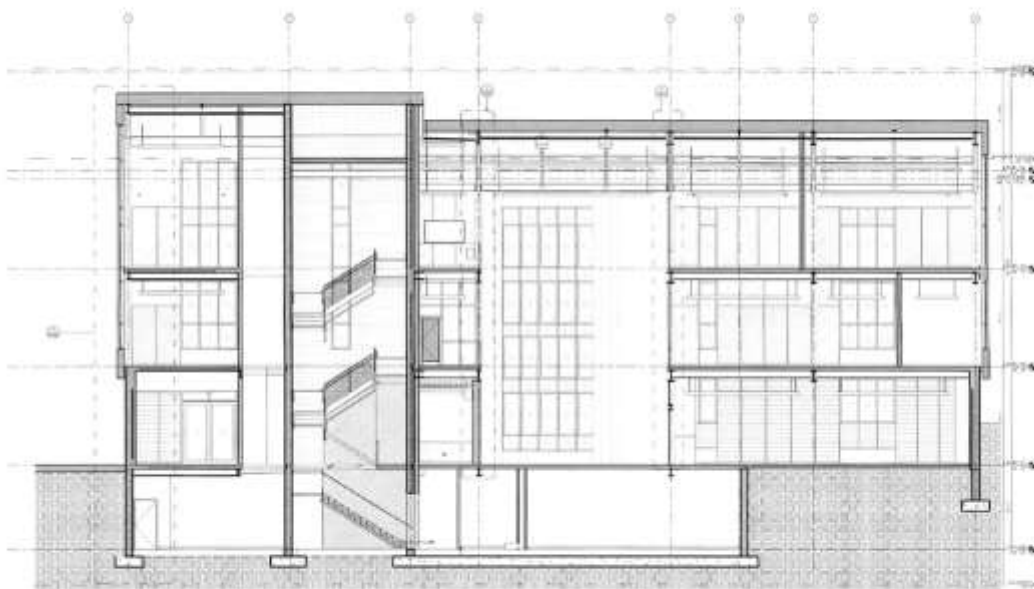
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**THE NAASPERI TAKING  
MOUNTAIN AND  
ENTREPRENEURSHIP  
CONFER**

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## 2. EXPERIMENTAL

1. **THE PROBLEM**† [ROBERT.MARTIN@GOSPELSONLINE.ORG](mailto:ROBERT.MARTIN@GOSPELSONLINE.ORG)[illegible]

Year	Country	Population (millions)	Urban population (millions)	Urban population (%)
1950	USA	150	80	53
1950	USSR	160	40	25
1950	China	550	10	2
1950	India	360	10	3
1950	Japan	90	50	56
1950	France	45	25	56
1950	Germany	50	30	60
1950	Italy	45	20	44
1950	UK	50	30	60
1950	Canada	25	15	60
1950	Australia	10	5	50
1950	South Africa	10	5	50
1950	Argentina	15	8	53
1950	Brazil	70	10	14
1950	Mexico	25	5	20
1950	Colombia	15	2	13
1950	Venezuela	10	2	20
1950	Peru	10	2	20
1950	Ecuador	5	1	20
1950	Guatemala	5	1	20
1950	Honduras	3	0.5	17
1950	El Salvador	3	0.5	17
1950	Nicaragua	2	0.5	25
1950	Panama	1	0.5	50
1950	Cuba	7	1	14
1950	Dominican Republic	2	0.5	25
1950	Haiti	2	0.5	25
1950	Jamaica	0.5	0.1	20
1950	Trinidad and Tobago	0.5	0.1	20
1950	Guyana	0.5	0.1	20
1950	Suriname	0.5	0.1	20
1950	French Guiana	0.5	0.1	20
1950	Guadeloupe	0.5	0.1	20
1950	Martinique	0.5	0.1	20
1950	Reunion	0.5	0.1	20
1950	Mayotte	0.5	0.1	20
1950	French Polynesia	0.5	0.1	20
1950	New Caledonia	0.5	0.1	20
1950	Wallis and Futuna	0.5	0.1	20
1950	French Southern Territories	0.5	0.1	20
1950	British Virgin Islands	0.5	0.1	20
1950	US Virgin Islands	0.5	0.1	20
1950	Anguilla	0.5	0.1	20
1950	Antigua and Barbuda	0.5	0.1	20
1950	Aruba	0.5	0.1	20
1950	Bahamas	0.5	0.1	20
1950	Barbados	0.5	0.1	20
1950	Belize	0.5	0.1	20
1950	Bermuda	0.5	0.1	20
1950	Bonaire	0.5	0.1	20
1950	Britain	0.5	0.1	20
1950	Cayman Islands	0.5	0.1	20
1950	Curaçao	0.5	0.1	20
1950	Dominica	0.5	0.1	20
1950	Faroe Islands	0.5	0.1	20
1950	Fiji	0.5	0.1	20
1950	French Polynesia	0.5	0.1	20
1950	Guam	0.5	0.1	20
1950	Greenland	0.5	0.1	20
1950	Guernsey	0.5	0.1	20
1950	Guinea	0.5	0.1	20
1950	Guinea-Bissau	0.5	0.1	20
1950	Hong Kong	0.5	0.1	20
1950	India	0.5	0.1	20
1950	Indonesia	0.5	0.1	20
1950	Israel	0.5	0.1	20
1950	Italy	0.5	0.1	20
1950	Jamaica	0.5	0.1	20
1950	Japan	0.5	0.1	20
1950	Kenya	0.5	0.1	20
1950	Korea	0.5	0.1	20
1950	Laos	0.5	0.1	20
1950	Lebanon	0.5	0.1	20
1950	Lesotho	0.5	0.1	20
1950	Liberia	0.5	0.1	20
1950	Lithuania	0.5	0.1	20
1950	Madagascar	0.5	0.1	20
1950	Malawi	0.5	0.1	20
1950	Malaysia	0.5	0.1	20
1950	Maldives	0.5	0.1	20

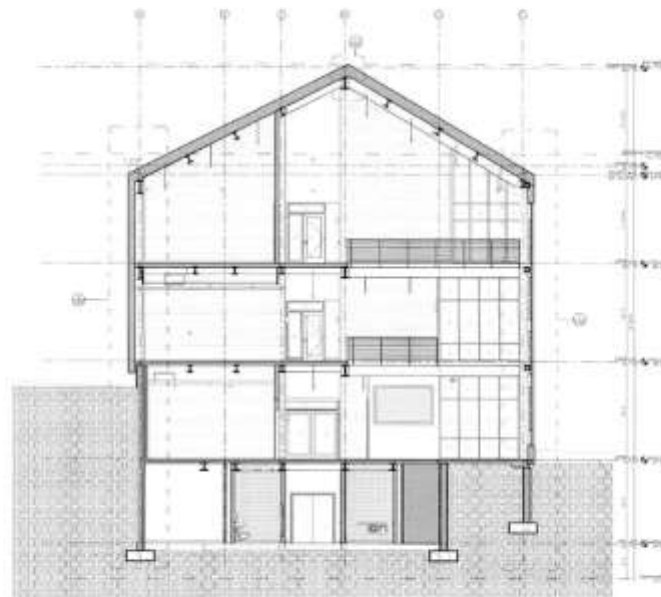
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**THE UNIVERSITY OF CHICAGO PRESS**  
CHICAGO, ILLINOIS 60607  
U.S.A. AND CANADA  
0013-0644(199605)10:2<105;1-0  
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### MAKING BETTER





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 Email: info@savitriarchitects.com  
 Website: www.savitriarchitects.com

NO.	DESCRIPTION
1	SECTION A-A
2	SECTION B-B
3	SECTION C-C
4	SECTION D-D
5	SECTION E-E
6	SECTION F-F
7	SECTION G-G
8	SECTION H-H
9	SECTION I-I
10	SECTION J-J
11	SECTION K-K
12	SECTION L-L
13	SECTION M-M
14	SECTION N-N
15	SECTION O-O
16	SECTION P-P
17	SECTION Q-Q
18	SECTION R-R
19	SECTION S-S
20	SECTION T-T
21	SECTION U-U
22	SECTION V-V
23	SECTION W-W
24	SECTION X-X
25	SECTION Y-Y
26	SECTION Z-Z



BY: [Signature]  
 DATE: 10/10/2018  
 PROJECT: THE UNIVERSITY OF CALIFORNIA, SAN DIEGO  
 BUILDING: 001  
 SHEET: 101-101



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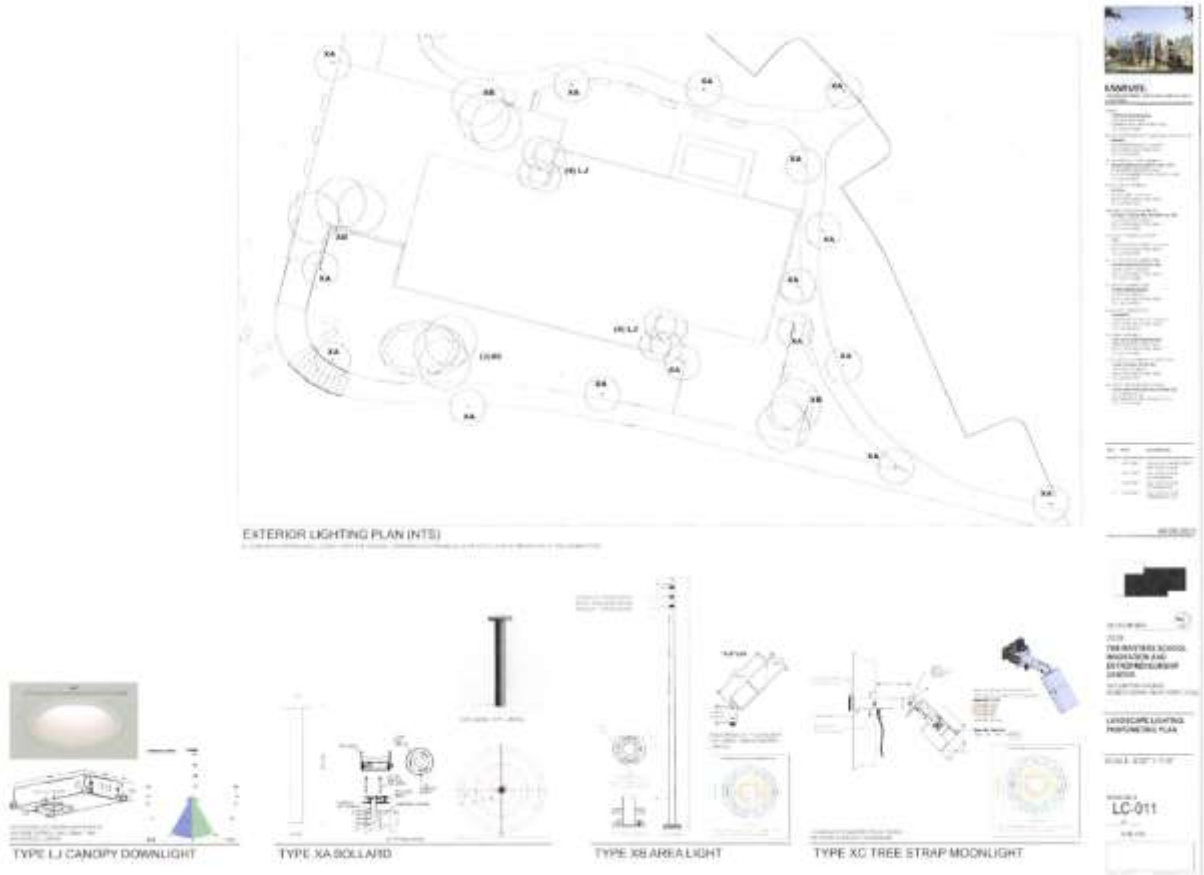
NO.	DESCRIPTION
1	SECTION A-A
2	SECTION B-B
3	SECTION C-C
4	SECTION D-D
5	SECTION E-E
6	SECTION F-F
7	SECTION G-G
8	SECTION H-H
9	SECTION I-I
10	SECTION J-J
11	SECTION K-K
12	SECTION L-L
13	SECTION M-M
14	SECTION N-N
15	SECTION O-O
16	SECTION P-P
17	SECTION Q-Q
18	SECTION R-R
19	SECTION S-S
20	SECTION T-T
21	SECTION U-U
22	SECTION V-V
23	SECTION W-W
24	SECTION X-X
25	SECTION Y-Y
26	SECTION Z-Z



BY: [Signature]  
 DATE: 10/10/2018  
 PROJECT: THE UNIVERSITY OF CALIFORNIA, SAN DIEGO  
 BUILDING: 001  
 SHEET: 101-102



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



Ms. Valerie Monastra, AICP/Village Planning Consultant sent the following letter and attachments dated September 21, 2021 to Mayor Rossillo and the Board of Trustees:



**NELSON POPE VOORHIS**  
*environmental • land use • planning*

## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

**DATE:** September 21, 2021

**RE:** 49 Clinton Avenue

---

The Masters School (“Applicant”) is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building. The IEC would be a new, educational and workshop building for the school’s engineering and computer science curriculum. The engineering and computer science classes are already offered at the Masters School, and therefore, the development of IEC is for existing students and the project would not increase the student body population or faculty. The project would not require additional new parking because the building is being built to centralize these classes into one building.

The project would also include the installation of green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention. The project proposes new landscaping and a vegetated buffer along the nearby parking area. Views to and from the nearby historically designated Estherwood Mansion and Carriage House would be preserved.

The project also proposes to merge the six (6) tax lots comprising the property into a single tax lot, and this is being undertaken administratively by the Town of Greenburgh.

The property is located at 49 Clinton Avenue, Section Block and Lot 3.90-66-1 (“Project Site”) and is located in the EI, Educational/Institutional, zoning district.

This Application was before the Planning Board for a recommendation, and one was issued at the September 9, 2021, Planning Board meeting. The recommendation and supporting information are attached to the end of this memorandum, including the Village Engineer’s comment letter.



#### GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its April 13, 2021, Village Board meeting. See SEQR comments below.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees. A public hearing conducted by the Village Board will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table demonstrating compliance with the Zoning chapter.
4. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

#### SEQR/ENVIRONMENTAL REVIEW COMMENTS

Part I of the EAF is complete and Part II of the EAF is being provided to the Village Board for your consideration. There were a few topics on the EAF Part I that required additional information from the Applicant and those topic areas are summarized below. The Applicant has provided all outstanding information.

1. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. A consultation with the NYS DEC was undertaken, and an email dated July 30, 2021, was sent by NYS DEC (see attachment) that stated that they did not anticipate any impacts to either sturgeon species.
2. **Archaeological Site.** The Project Site is substantially contiguous to the Estherwood and Carriage House and is within an archaeologically sensitive area. The Applicant undertook consultation with SHPO, and a response in the form of a letter dated July 16, 2021, was received (see attachment). SHPO concluded that the project would have No Adverse Impact on the historic or archaeological resources.
3. **Construction.** The construction schedule estimates an average of 15 daily construction truck trips per day during months 2-5, with a peak of 30 truck trips per day. The Applicant anticipates that there will be a peak of 15 daily truck trips from months 6-12. The truck traffic for months 12-18 will average about 4-8 daily trips. The construction staging area and all construction equipment will be located on the Project Site. It is anticipated that construction trucks will travel to the Project Site using Broadway and Clinton Avenue, and there will be no queuing of construction vehicles on Clinton Avenue.



**VILLAGE OF DOBBS FERRY**  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8500 • FAX: (914) 693-3470

**RESOLUTION 12-2021**

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION**  
**Property: 49 Clinton Avenue (Section Block and Lot 3.90-66-1 and EI,**  
**Educational/Institutional Zoning District)**

**Background**

WHEREAS, the Masters School ("Applicant") is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center ("IEC") on its campus in front of the Middle School Building ("Project"). The subject property is located at 49 Clinton Avenue, Dobbs Ferry New York, Section Block and Lot 3.90-66-1 ("Project Site"). The Project Site is located in the Educational/Institutional (EI) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the Application and the Applicant's materials as follows:

1. Site Plan Application Form dated April 1, 2021
2. Full Environmental Assessment Form February 16, 2021
3. Coastal Assessment Form dated April 1, 2021
4. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
5. Revised Site Plan Designs prepared by Marvel, last revised August 31, 2021
  - a. G001V Sheet Index
  - b. G-010 and G-011 Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021
  - c. Z-100 Zoning Map
  - d. C-101 Civil Notes
  - e. C-300 Demolition and Site Clearing Plan
  - f. C-400 Soil and Erosion Control Plan
  - g. C-500 Site Plan
  - h. C-502 Construction Access Plan
  - i. C-600 Proposed Grading and Drainage Plan
  - j. C-700 Utility Plan
  - k. C-701 Utility Relocation Plan
  - l. C-900 and C-901 Construction Details
  - m. L-100 Layout Plan
  - n. L-200 Material Plan

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- o. L-400 Tree Plan
- p. L-410 Understory Plan
- q. L-600 and L-601 Site Section
- r. L-620 Site Plan
- s. L-700 and L-701 Typical Details
- t. A-100 through A-104 Floor Plans
- u. A-300 and A-301 Building Elevations
- v. A-320 and A-321 Building Sections
- w. S-501 Retailing Wall Detail
- x. S-505 Typical Details
- y. LL-010 Site Lighting Plan
- z. LL-011 Site Lighting Photometric

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on July 1, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing remained open until August 5, 2021; and

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

**Planning Board Determination**

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

Motion by: Chairman Hunter

Seconded by: Mr. Brosnahan

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

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I hereby attest that the above Resolution was approved by the Planning Board at its September 9, 2021 meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.

A handwritten signature in black ink, appearing to read "KH", is written over a horizontal line.

Chairman Hunter

Date: September 9, 2021

## Dolph Rotfeld Engineering

An  Engineers Company

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www.drepc.com  
www.aiengineers.com

### MEMORANDUM

**To:** Stephen Hunter, Planning Board Chairman

**C:** Planning Board Members  
Richard Leins, Interim Village Administrator  
Ed Manley, Building Inspector  
Dan Pozin, Planning Board Attorney,  
Valerie Monastra, Village Planner

**From:** Anthony Oliveri, P.E.

**Date:** September 7, 2021

**Re:** Site Plan  
The Masters School  
49 Clinton Avenue  
Village of Dobbs Ferry

With regard to the above mentioned project, this office has reviewed the following plans and submittals:

- Plans entitled: "The Masters School Innovation and Entrepreneurship Center", prepared by Marvel, last dated 8/31/2021;
- Stormwater Pollution Prevention Plan (SWPPP), prepared by MFS Consulting Engineers & Surveyor, DPC, dated 8/30/2021;

Our remaining comments are as follows:

1. It is our understanding that the applicant's engineer is waiting for determination from the Westchester County Health Department regarding permitting requirements for the relocation of the existing 10" sanitary sewer. This should be made a condition of any approval.
2. Pipe crossings and clearances should be shown on the sanitary sewer profile; as noted previously, standard leakage testing requirements in conformance with current Health Department standards should also be noted.
3. Bioretention pond details seem to be missing from the site plan.
4. A final review of the SWPPP will be conducted prior to acceptance and NYSDEC general permit coverage, however our previous comments have been substantially addressed.

Thank you



**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only (If applicable)	
Project :	48 Clinton Avenue
Date :	9/22/21

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If "Yes", answer questions a - j. If "No", move on to Section 2.			
	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. 2,950 cubic yards of fill will be excavated from the site	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases. Construction is anticipated for 18 months	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float:right"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float:right"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

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l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>4. Impact on groundwater</b> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part I. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>5. Impact on Flooding</b> The proposed action may result in development on lands subject to flooding. (See Part I. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If "Yes", answer questions a - h. If "No", move on to Section 9.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



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<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10. <div style="text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES                 </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11. <div style="text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES                 </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>13. Impact on Transportation</b> The proposed action may result in a change to existing transportation systems. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Impact on Energy</b> The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>15. Impact on Noise, Odor, and Light</b> The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>16. Impact on Human Health</b> The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easementor deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

**PRINT FULL FORM**



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**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

July 16, 2021

Mr. Charles Vandrei  
Agency Historic Preservation Officer  
NYS Environmental Conservation  
Division of Lands and Forests  
625 Broadway  
Albany, NY 12233-4255

Re: DEC  
The Masters School Innovation and Entrepreneurship Center  
49 Clinton Ave, Dobbs Ferry, NY 10522  
21PR04192

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the proposed new construction is within the boundaries of the Estherwood Mansion and Carriage House, which is listed in the State and National Registers of Historic Places. Our office has reviewed the materials submitted for the proposed Innovation and Entrepreneurship Center building received on June 22, 2021. Based upon our review, it is the OPRHP's opinion that the project will have No Adverse Impact on historic or archaeological resources.

If there are substantive changes to the project or to the design of the new construction, consultation with our office should resume. If you have any questions, I am best reached by email.

Sincerely,

Derek Rohde  
Historic Site Restoration Coordinator  
e-mail: derek.rohde@parks.ny.gov

via e-mail only

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**Division for Historic Preservation**

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

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**From:** [Jennifer Olson](#)  
**To:** [dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov)  
**Cc:** [Valerie Monastra](#); [Biddle, Ed](#); [Marx, Seth](#); [Brad Schwartz](#); [Lissa So](#)  
**Subject:** NYSDEC review request - The Masters School IEC  
**Date:** Friday, July 16, 2021 1:10:21 PM  
**Attachments:** [image001.png](#)  
[6.17.21 Masters School IEC Site Plan Application - EAF.pdf](#)  
[2029.2021.0716 Masters IEC NYSDEC EAF review memo.pdf](#)

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Hello Mr. Petronella –

We are the project architects for The Masters School in connection with its proposed construction of a new educational building called the Innovation and Entrepreneurship Center ("IEC") on an approximately 10-acre site located at 49 Clinton Avenue, Dobbs Ferry, New York 10522 ("Site"). The Site comprises a portion of the School's overall approximately 91-acre campus.

The purpose of this letter is to request a consultation with your Department as part of the SEQRA process for the IEC, which is being led by the Village of Dobbs Ferry Board of Trustees. In our team's preparation of the Full Environmental Assessment Form ("EAF") for the Project, the EAF Mapper identified two endangered species, Atlantic Sturgeon and Shortnose Sturgeon, on Section E.2.(o)(i) of the EAF (copy enclosed). These species were identified as a result of the Site being located in the Hudson River Estuary. These species are not found on the Site, which is approximately 0.57 miles upgradient from the River.

The Village asked that we initiate this consultation to determine if this project poses a potential threat to the Shortnose Sturgeon and Atlantic Sturgeon. We hope that you will agree that this proposed educational building far from the River does not pose such a threat, and that you will issue a No Adverse Impact or similar letter that we can provide to the Village. We copied the Village's planning consultant on this submission.

Attached to this email you will find a letter from our office stating this request, a copy of our full EAF submitted to the Village of Dobbs Ferry Planning Board, and a below link to applicable project drawings.

 [2021-07-16\\_Masters IEC DEC drawings](#)

We appreciate if you could please acknowledge receipt of this request, and confirm if you will in fact be able to review the project.

Thank you very much,  
Jennifer

**Jennifer Olson, AIA, LEED AP**  
Director

**MARVEL**

145 Hudson Street, New York, NY 10013  
646 237 4149 direct  
919 434 5751 mobile

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Mr. Brad Schwartz/Zarin & Steinmetz was present to represent the application.

Mr. Schwartz said they were hoping to break ground this year and asked the Board if they could have a resolution prepared for consideration at the public hearing.

Ms. Monastra updated the Board on the proposed application and reviewed items in the memorandum that she sent to the Board.

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

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

**RESOLUTION 118-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
MASTERS SCHOOL SITE PLAN APPLICATION – SCHEDULE PUBLIC HEARING**

**WHEREAS**, on April 13, 2021 the Board of Trustees of the Village of Dobbs Ferry acknowledged receipt of a site plan application for construction of a proposed 22,361 s.f. Innovation and Entrepreneurship Center educational building and related site improvements on an undeveloped portion of the 90-acre Masters School campus (the “Project”), declared itself Lead Agency for purposes of SEQRA and directed referral of the matter to the Dobbs Ferry and County Planning Boards and the Dobbs Ferry AHRB in accordance with legal requirements; and

**WHEREAS**, the matter having now been returned to the Board’s agenda by the Dobbs Ferry Planning Board, it is necessary to schedule a public hearing in advance of further review and action.

**NOW BE IT RESOLVED**, that, the Board of Trustees of the Village of Dobbs Ferry hereby calls for a public hearing to be scheduled on Tuesday, October 12, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to receive public comment and consider the request for site plan approval for the Project on the Masters School campus at 49 Clinton Avenue.

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

**Village of Dobbs Ferry Sesquicentennial celebration in 2023**

Mr. Leins said he thought he would bring up the 2023 Sesquicentennial for discussion now, in a conceptual way. Mr. Leins said you might want to start to form a core committee to identify a larger committee that will take on the responsibilities for the number of activities that may be scheduled.

Deputy Mayor Cassell said fundraising would be one of the major issues.

Mr. Leins said a separate Sesquicentennial Committee could be set up to take care of that.

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Mayor Rossillo said he would like to add discussion item #7 regarding the Phoenicia Flea Market.

**Discussion of the Phoenicia Flea Market**

Trustee Knell discussed the Phoenicia Flea Market. Trustee Knell said the flea market was mentioned to the Downtown Committee. Trustee Knell said the fee for the flea market is \$3,750.00 and that they lowered the fee to \$2,500.00 to establish the flea market in Dobbs Ferry.

Ms. Dickson said she has been working with Trustee Knell and doing some research on offering Village resources. Ms. Dickson said the meaning behind this is to provide an opportunity for the Village. Ms. Dickson said the Phoenicia Flea Market people bring vendors with crafts and handmade goods, and that they would be willing to talk to our local food establishments about also vending at the location.

A discussion was held and Trustee Knell and Ms. Dickson addressed questions from the Board.

Ms. Dickson said it is a turnkey process and no use of police and DPW. Ms. Dickson they come in and set up and breakdown and there is not additional overtime involved or staffing involved on the day of the event.

Trustee Knell said they are looking at the October 15<sup>th</sup> weekend and the event would be held rain or shine.

Motion by Trustee Knell, seconded by Trustee Daroczy to authorize the Village Administrator to enter into an agreement with Phoenicia Flea Market or its subsidiaries to put forth an event on Village property on October 16<sup>th</sup> or 23<sup>rd</sup>, subject to the approval of the Village Administrator and the Village Attorney, for a fee not to exceed \$2,500.00.

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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				

**Resolutions:**

**Resolution authorizing the installation of maintenance shed in Memorial Park in the sum of \$10,030.00 and \$5,400.00 for installation of a concrete pad**

Mayor Rossillo said we are going to put this agenda item over to the next meeting on October 12, 2021.

**Resolution authorizing the Interim Village Administrator to enter into agreement with Recycle Right, community recycling application pending Village Counsel review**

Resolution was adopted after the discussion.

**Resolution setting public hearing on October 12 for the Site Plan at 185 Ashford Avenue**

Resolution was adopted after the discussion.

**Resolution setting public hearing on October 12 for the Site Plan at 100 Danforth**

Resolution was adopted after the discussion.

**Resolution setting public hearing on October 12 for the Site Plan at the Masters School, 49 Clinton Avenue**

Resolution was adopted after the discussion.

**Resolution authorizing step increase for Assistant Building Inspector John Stone**

Mr. Edmond Manley/Land Use Officer and Building Official sent the following memorandum dated September 9, 2021 to Mayor Rossillo and the Board of Trustees:



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**VILLAGE OF DOBBS FERRY**  
Building Department  
112 Main Street  
Dobbs Ferry, NY 10522

**Ed Manley**  
Land Use Officer &  
Building Official  
Ph (914)231-8513  
emanley@dobbsferry.com

**FROM:** Ed Manley, Building Inspector  
**DATE:** September 09, 2021  
**TO:** Mayor and Board  
**RE:** Building Department Step Increase

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I would like the Board of Trustees to consider my recommendation of granting an annual step increase for John Stone, Assistant Building Inspector/Code Enforcement Officer as per the Village of Dobbs Ferry employee handbook.

My recommendation is to approve the budgeted step increase for John Stone to move to Grade XIV, Step 3 (\$80,943.42) as of August 15, 2021

I highly recommend this increase be considered by the Board for an employee who is an asset to the Village.

  
Ed Manley  
Land Use Officer & Building Official

Mr. Leins said this is the regular annual increase which is in accordance with the step contract that is in place. Mr. Leins said in both cases this is at the recommendation of the department heads.

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

**RESOLUTION 119-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
AUTHORIZING STEP INCREASE FOR ASSISTANT BUILDING INSPECTOR, JOHN STONE**

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board of Trustees of the Village of Dobbs Ferry hereby authorizes the step increase for Assistant Building Inspector, John Stone to Grade XIV Step 3 in the amount of \$80,943.22, effective August 15, 2021.

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

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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Resolution authorizing step increase for DPW Senior Office Assistant Jennifer Dorman**

Mr. Stephen Trezza/DPW General Foreman sent the following memorandum dated September 20, 2021 to Mayor Rossillo and the Board of Trustees:



VILLAGE OF DOBBS FERRY  
Department of Public Works  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8507 • FAX: (914) 693-3470

**MEMORANDUM**

To: Mayor & Board of Trustees

Cc: Richard Leins, Interim Village Administrator & Jeff Chuhta, Village Treasurer

From: Stephen Trezza, DPW General Foreman

Date: September 20<sup>th</sup> 2021

RE: Jennifer Dorman Step Increase

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As you know, the Village of Dobbs Ferry appointed Ms. Jennifer Dorman to the position of Senior Office Assistant (Automated Systems) effective October 2<sup>nd</sup> 2017. Commencing on October 2<sup>nd</sup> 2021, as per the Village of Dobbs Ferry Employee Handbook, her salary should raise to Grade XII Step 5 which would be \$82,471.12. I highly recommend this step increase be considered by the Board of Trustees.

Thank you.

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Mr. Leins said this is an annual increase and it is in accordance with your established step increase schedules.

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

**RESOLUTION 120-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
AUTHORIZING STEP INCREASE FOR  
DPW SENIOR OFFICE ASSISTANT, JENNIFER DORMAN**

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board of Trustees of the Village of Dobbs Ferry hereby authorizes the step increase for DPW Senior Office Assistant, Jennifer Dorman to Grade XII Step 5 in the amount of \$82,471.12, effective October 2, 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
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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Resolution to approve the audit of claims as submitted and recommended by the Village Treasurer**

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

**RESOLUTION 121-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO APPROVE PAYMENT OF CLAIM FOR SEPTEMBER 2021**

**BE IT RESOLVED**, that the Village Board of Trustees of the Village of Dobbs Ferry hereby authorizes Claims Audit #2 of September 2021 as presented by the Village Treasurer as follows:

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

<b><u>Fund Distribution</u></b>	<b><u>Audit # 2</u></b>	<b><u>Total Claims</u></b>
A-General Fund	\$ 380,756.99	\$ 380,756.99
CD-Special Grant Fund	12,203.49	\$ 12,203.49
CM-Special Purpose Fund	897.23	\$ 897.23
ES - Enterprise Sewer Fun	1,118.70	\$ 1,118.70
H-Capital Fund	118,046.06	\$ 118,046.06
L- Library Fund	16,153.08	\$ 16,153.08
T-Trust & Agency Fund	2,491.25	\$ 2,491.25
<b>Grand Total</b>	<b>\$ 531,666.80</b>	<b>\$ 531,666.80</b>

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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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Trustee Liaison Reports**

1. Traffic Committee: 9/22/2021

Trustee Knell reported on the Traffic Committee meeting of 9/22/2021.

2. Conservation Advisory Board: 9/22/2021

Trustee Patino reported on the Conservation Advisory Board meeting of 9/22/2021.

Motion by Trustee Sullivan, seconded by Trustee Daroczy to add the following item to the agenda: Resolution authorizing the Mayor to sign the First Amendment to Urban County Cooperation Agreement.

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

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
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				

**Resolution authorizing the Mayor to sign the First Amendment to Urban County Cooperation Agreement**

Mr. Leins discussed the proposed first amendment to the Urban County Cooperation Agreement.

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

**RESOLUTION 122-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
AUTHORIZING THE MAYOR TO SIGN THE FIRST AMENDMENT TO URBAN COUNTY  
COOPERATION AGREEMENT**

**WHEREAS**, the Village of Dobbs Ferry is participating municipality to the Urban County Cooperation Agreement with the County of Westchester (“County”) for essential community development and housing assistance activities pursuant to the Title I of the Housing and Community Development Act of 1974, as amended, (the “Act”); and

**WHEREAS**, the United States Department of Housing and Urban Development (“HUD”) has notified the County that Paragraph 6 of the Urban County Cooperation Agreement must include all statutes and HUD regulations found in Section V, Paragraph H of the April 29, 2021 Notice from HUD entitled “Instructions for Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2022-2024” (the “Notice”); and

**WHEREAS**, it is now necessary for the Village of Dobbs Ferry to execute an amendment to meet the requirements as set forth in the Notice.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Trustees hereby authorizes the Mayor to execute the First Amendment to Urban County Cooperation Agreement with the County of Westchester to meet HUD mandates for participation in the CDBG Program for Fiscal Year 2022-2024.



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

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

**Trustee Liaison Reports**

3. Tree Commission: 9/27/2021

No report.

4. AHRB: 9/27/2021

Trustee Knell reported on the AHRB meeting of 9/27/2021.

5. Ad-hoc Committee Reports

Trustee Daroczy reported on the Human Rights & Diversity Committee.

Trustee Daroczy reported on the Youth Services Council PSA.

Deputy Mayor Cassell reported on the Affordable Housing Task Force.

**Announcements**

Ms. Dreaper read the following statement to the Board:

“Last week Alissa and I attended the NYCOM Fall Training School. The school is designed to provide a multitude of learning experiences for officials in a relaxed, interactive setting. There were more than 60 separate sessions on various aspects of municipal law, government operations, local finance and professional development.

On Tuesday morning I was a panelist at the class for running meetings and taking minutes. During the instruction NYCOM General Counsel Wade Beltramo displayed the Village of Dobbs Ferry’s website to the audience, showing how we post the agenda and link each item individually to the backup documentation. Mr. Beltramo told the attendees that what Dobbs Ferry is doing is the Gold Standard. This is a huge compliment and was one of the many highlights of the training week.

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Also during the training I received my re-certification as a Registered Municipal Clerk and was appointed as the First Vice President of the New York State Association of City and Village Clerks and next year I will be appointed as the President.

I want to thank Alissa for being a great travelmate and co-worker and it was a great experience to have with her and I want to thank the Mayor, Board and Richard for your support and for understanding the importance of continuing education and for allowing us to attend this invaluable training offered by NYCOM.”

Mayor Rossillo said it was well worth it and he is happy to hear that we are the gold standard and that Ms. Dreaper is the First Vice President. Mayor Rossillo congratulated Ms. Dreaper.

Mr. Leins said we certainly congratulate Ms. Dreaper who is now going to be a State representative.

Trustee Daroczy congratulated Ms. Dreaper and noted that this is a huge honor.

Mayor Rossillo said on October 2, 2021 the proclamation for Scotty will be issued and a monument/rock will be installed in honor of Scotty Shevlin.

Ms. Dickson said the second public forum on cannabis legalization will be held on Wednesday, October 6, 2021 at 7:00 p.m. in the 2<sup>nd</sup> floor board room of Village Hall.

### **Adjournment**

Motion by Trustee Daroczy, seconded by Trustee Taylor to adjourn 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
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VOTE TOTALS	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

The meeting closed at 9:14 p.m.