



## VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

**MEETING DATE:** OCTOBER 26, 2021

**AGENDA ITEM SECTION:** PRESENTATIONS

**AGENDA ITEM NO. :** 2

**AGENDA ITEM:** MAIN STREET SIDEWALK IMPROVEMENTS BY  
GEORGE POMMER/HAHN ENGINEERING

**ITEM BACKUP DOCUMENTATION:**

1. MEMORANDUM DATED OCTOBER 21, 2021 FROM OFFICE OF THE VILLAGE ADMINISTRATOR TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. MAIN STREET PHOTO PLAN

# Village of Dobbs Ferry

**Mayor**  
Vincent Rossillo

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



## MEMORANDUM

**Village Administrator**  
Richard Leins

**Village Treasurer**  
Jeff Chuhta

**Village Clerk**  
Elizabeth Dreaper

**Village Justice**  
David Koenigsberg

**From:** Office of the Village Administrator  
**To:** Mayor Rossillo and the Board of Trustees  
**Re:** Main Street Streetscape Improvement Project  
**Date:** October 21, 2021

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In February 2020, the Village issued a bid for the Main Street Streetscape Improvement Project. At that stage, the Village had obtained \$305,000 in New York State Department of Transportation grant funds to apply toward the project. By the time the bids were returned, the COVID-19 pandemic had set in, and the Village chose to postpone the project until the financial consequences of the health crisis were clear.

In the interim, the Village was able to apply \$245,000 in additional grant funds toward the project resulting in a total grant amount of \$550,000 for 80% of the project construction and inspection costs. A 20% match from the Village is required. Therefore, to maximize the grant award, a project cost of \$687,500 will require a \$137,500 match.

At this time, the Board needs to decide whether to move forward with the project.

The expected timeline for the project is the following:

- Issue Project Bid – November 2021
- Identify contractor – December 2021
- Project start – February 2022
- Project duration – 6 months
- Grant deadline – Project must be completed by December 2022

### **Changes to Bid Specifications:**

The attached drawings were used for the issuance of the prior bid request in February 2020. There are a several changes to consider:

- 1) *Tree wells:* The tree wells will be wider than the current wells on Main Street to allow additional light and water to reach the tree roots. The tree wells specified in these drawings are 4ft x 8ft. Instead of mulch, as specified in the original bid, the Village would like to include a Rubberway material that has been used in Bronxville as recommended by landscape designer Suzanne Nolan. The material was also endorsed by landscape ecologist Rusty Schmidt from the Village Planning firm, Nelson Pope

Voorhis. The Village proposes an alternate bid option for metal tree grates which would also protect the trees from compaction, allow air and water to penetrate to the roots. Tree grates are more expensive and tend to break, however are preferred by some from an aesthetic perspective.

2) *Trees:* The Village met with the Tree Consortium in Fall 2019 to discuss tree selection, and again in September 2021 to revisit tree options with the Village's landscape design consultant, Suzanne Nolan. Three tree selections were made:

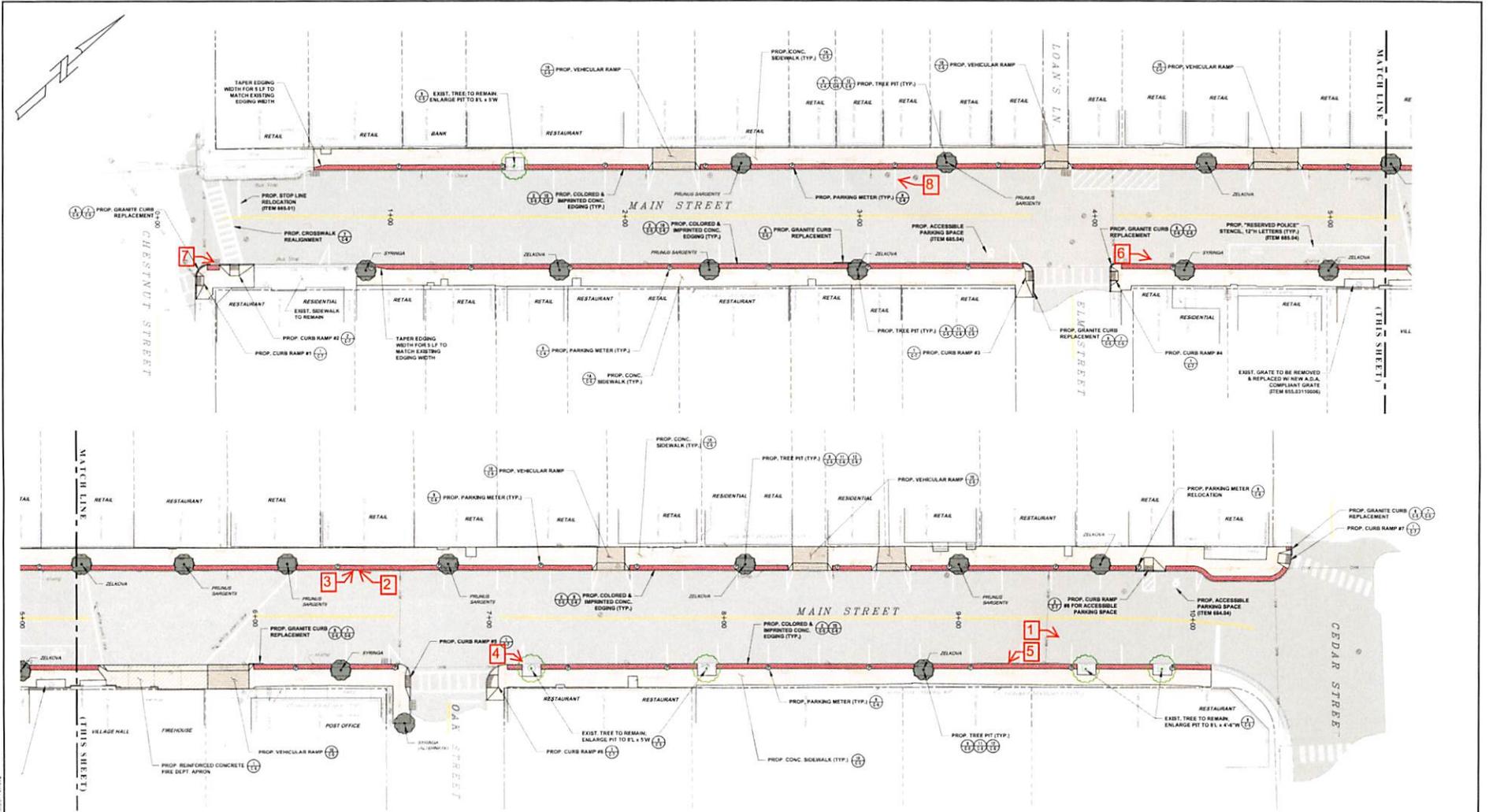
- *Pink Flowering Cherry (Prunus Sargentii Pink Flair)*
- *Japanese Tree Lilac (Syringa Retculata Summer Snow)*
- *Japanese Zelkova Wireless (Zelkova Schmidtblow Wireless)*

3) *Low Carbon Concrete:* At the request of the Board, Hahn Engineering has researched low carbon concrete options for sidewalks and has determined that for this project, a concrete mix that includes 20% slag will both reduce the carbon content for the project while also meeting New York State Department of Transportation specification requirements.

**Additional points:**

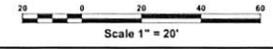
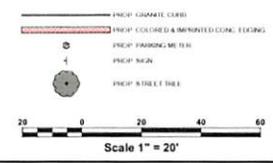
- The removal of trees will be shocking for many residents. With the assistance of arborist Wayne Cahilly and Landscape Designer Suzanne Nolan, the Village has identified 4 trees that can possibly be saved in the course of the project. The remainder will be removed and replaced with new trees as specified above.
- The project will take six months to complete and will be extremely disruptive for downtown commerce.
- The sidewalks, however, are in major need of replacement. Insurance companies have threatened multiple property owners in the downtown area with cancellation of coverage if tripping hazards caused by the surging roots of the street trees are not ameliorated and cracks repaired. The Village has assisted with temporary fixes, and expects this to be an ongoing concern going forward.
- The Main Street project will make the sidewalks ADA compliant and easier for people of all abilities to navigate.

We look forward to your decision on whether to move forward with this project now or forego the grant funds available for this project.



TREE SCHEDULE					
BOTANICAL NAME	COMMON NAME	CAL.	MATURE FORM	REMARKS	ITEM QTY
<i>Syringa oblata</i> 'Norman Plouffe'	Japanese Tree Lilac	5' - 7'	Oval		011 0151 04
<i>Zelkova serrata</i> 'Subcordata' Winkler	Japanese Zelkova Winkler	5' - 7'	Wide-spreading	Under 1" weight breaks; bark prone to peeling (remove after establishment)	011 0151 06
<i>Fraxinus viridis</i> 'Viva' Hill	Viva Flowering Chestnut	5' - 7'	Wide-spreading		011 0151 07

Note: Location of each tree species to be confirmed in field with the Engineer and Village prior to ordering all planting



REV.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMITS
2	08/11/2011	REVISED PER COMMENTS
3	08/11/2011	REVISED PER COMMENTS
4	08/11/2011	REVISED PER COMMENTS
5	08/11/2011	REVISED PER COMMENTS
6	08/11/2011	REVISED PER COMMENTS
7	08/11/2011	REVISED PER COMMENTS
8	08/11/2011	REVISED PER COMMENTS

**LAYOUT & MATERIALS PLAN**

**PROPOSED  
MAIN STREET SIDEWALKS  
IMPROVEMENT PROJECT**

FEDERAL AID PROJECT  
NYS DOT P.L.N. 8761.52

VILLAGE OF DOBBS FERRY, WESTCHESTER COUNTY, NEW YORK

PROJECT NO. 11-2P  
 DATE 8/11  
 SHEET NO. C-3  
 OF 7

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

Putnam Business Park  
1888 Route 22  
Dobbs Ferry, New York 10522  
Tel: (914) 279-0220



PHOTO 1: EXISTING ZELKOVAS TO REMAIN NEAR 146 MAIN STREET



PHOTO 2: EXISTING TREE AT 123 MAIN STREET TO BE REMOVED



PHOTO 3: OVERHEAD WIRES IMPACTING TREE LIMBS



PHOTO 4: EXISTING HONEY LOCUST TO REMAIN AT CORNER OF OAK & MAIN



PHOTO 5: BARE SOIL AND SIDEWALK HEAVE AT EXISTING TREE PITS



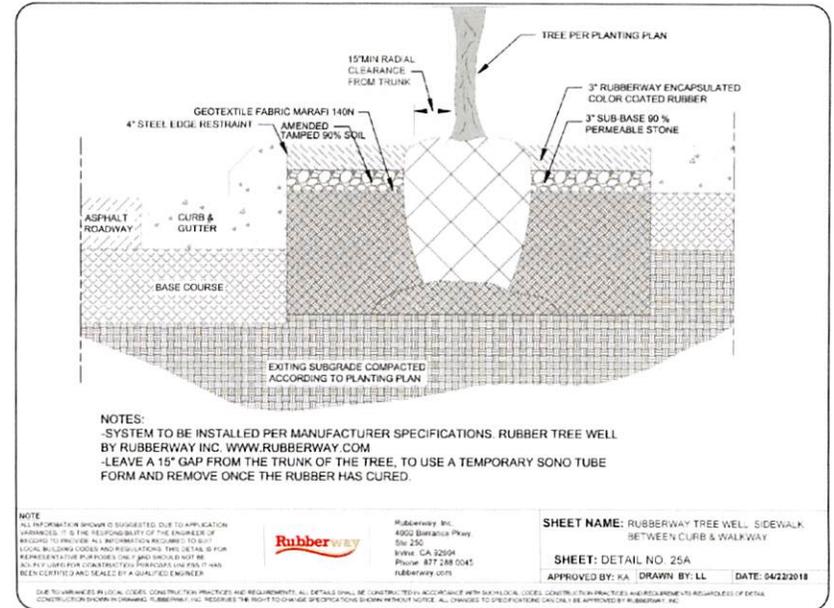
PHOTO 6 : EXISTING SIDEWALK PITCHED TOWARDS 102-104 MAIN STREET



PHOTO 7: NEW SIDEWALK NEAR 78 MAIN STREET



PHOTO 8: LOW OVERHEAD WIRES NEAR 97 MAIN STREET



**Rubberway**  
**Rubber Tree Wells - Single Layer Systems**

**City Beautification**   **Custom Design Options**   **Tree Preservation**

**Rubberway Tree Wells** are an environmentally sensitive system for installing or replacing tree wells, and are a safe solution for public walkways.

**Rubberway Tree Wells** are durable and porous, allowing moisture to penetrate through, ensuring roots receive and exchanging groundwater while preserving the health of existing trees.

The single layer Rubber Tree Well system is made from 100% recycled rubber. It provides space for soil and reducing the need for tree maintenance. This system is open grid, rapid draining and available in a variety of colors.

A stone aggregate can be combined with the recycled rubber to form Rubberway's RubberBack system for a unique look that improves drainage.

**RubberBack Tree Well**

**Color Section**

**Benefits**

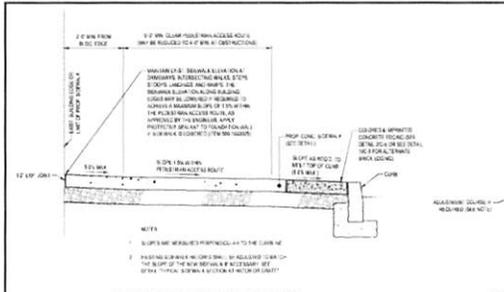
- Prevent and Reduce
- Water from Runoff and Stormwater
- Reduce Runoff
- Reduce, Reuse, Recycle
- Long Lasting
- ADA Compliant
- More Economical than Other Curbs
- Prevents Tree Damage
- See Heavy Metals Leaching
- Seamless and Customizable
- Regulates Concrete or Brick
- Easy to Install

**www.rubberway.com**  
 Tel: (877) 288 0045

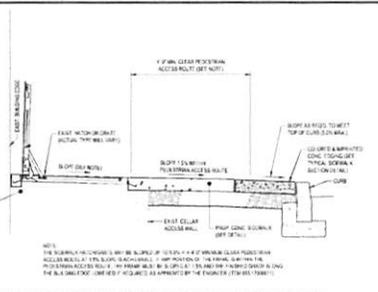
**World Recycling & Refining Group**  
 4000 Barkshire Parkway, Suite 250  
 Irvine, CA 92604 **WRSG**



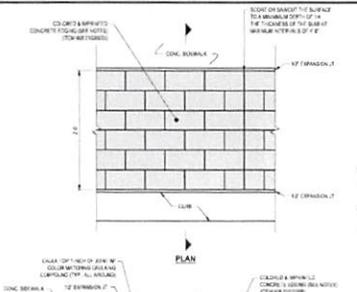
PHOTO: NEW TREE PIT WITH POROUS ASPHALT IN BRONXVILLE



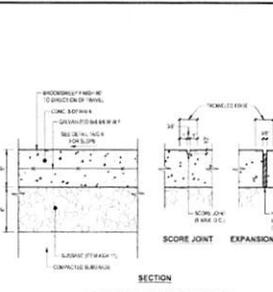
1A TYPICAL SIDEWALK SECTION  
SCALE: 1/2" = 1'-0"



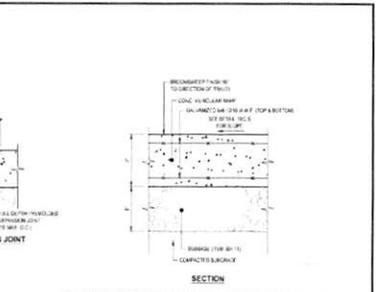
1B TYPICAL SIDEWALK SECTION AT HATCH OR GRATE  
SCALE: 1/2" = 1'-0"



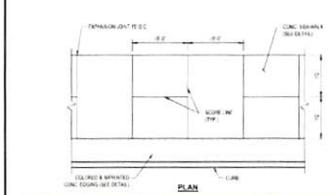
2 COLORED & IMPRINTED CONCRETE EDGING  
SCALE: 1/2" = 1'-0"



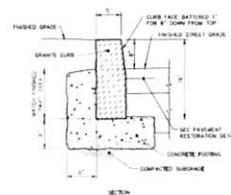
3 CONCRETE SIDEWALK  
SCALE: 1/2" = 1'-0"



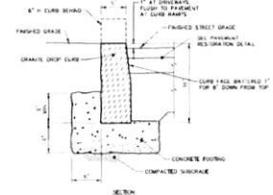
4 CONCRETE SIDEWALK AT VEHICULAR RAMP  
SCALE: 1/2" = 1'-0"



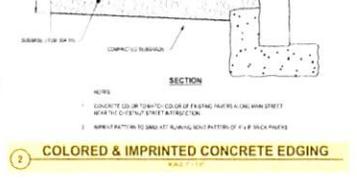
5 TYPICAL SIDEWALK SCORING PATTERN  
SCALE: 1/2" = 1'-0"



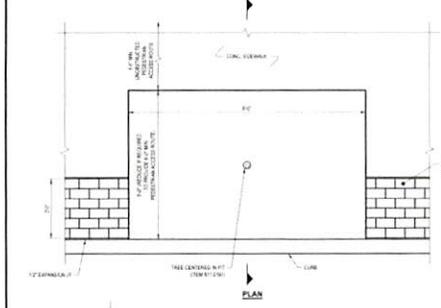
6 GRANITE CURB  
SCALE: 1/2" = 1'-0"



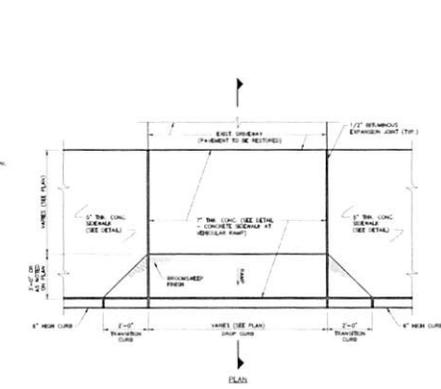
7 GRANITE DROP CURB  
SCALE: 1/2" = 1'-0"



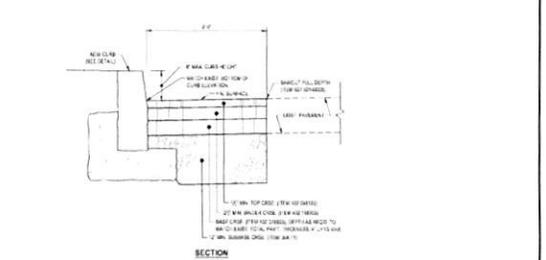
8 PAVEMENT RESTORATION AT NEW CURB  
SCALE: 1/2" = 1'-0"



9 TREE PIT (BASE BID)  
SCALE: 1/2" = 1'-0"

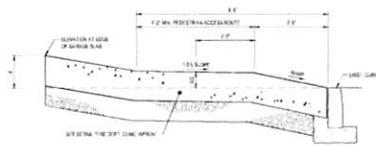


10 VEHICULAR RAMP  
SCALE: 1/2" = 1'-0"

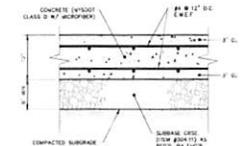


11 PAVEMENT MILLING & REPLACEMENT  
SCALE: 1/2" = 1'-0"

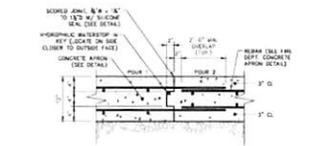
	<b>STATE OF NEW YORK</b> OFFICE OF THE STATE ENGINEER PROFESSIONAL ENGINEERING		<b>DETAILS (SHEET 1)</b> <b>PROPOSED MAIN STREET SIDEWALKS IMPROVEMENT PROJECT</b> FEDERAL AID PROJECT NYS DOT P.I.N. 8761.52 VILLAGE OF DOBBS FERRY, WESTCHESTER COUNTY, NEW YORK	
	PROJECT NO. 1. PROJECT NO. 2. PROJECT NO. 3. PROJECT NO. 4. PROJECT NO. 5. PROJECT NO.	DATE 1. DATE 2. DATE 3. DATE 4. DATE 5. DATE	DESCRIPTION 1. DESCRIPTION 2. DESCRIPTION 3. DESCRIPTION 4. DESCRIPTION 5. DESCRIPTION	SHEET NO. 6819
CONTRACTOR: JAMES J. HAIN ENGINEERING, P.C. 1688 Route 22 Dobbs Ferry, New York 10522 Tel: (914) 279-2229			SCALE: AS SHOWN	DATE: 6/8/19



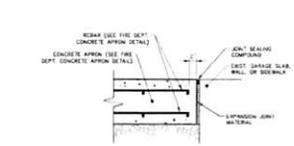
1 TYPICAL FIRE DEPT. CONCRETE APRON PROFILE  
SCALE: 1" = 1'-0"



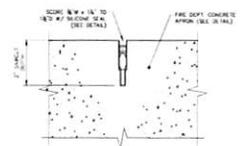
2 FIRE DEPT. CONCRETE APRON  
SCALE: 1" = 1'-0"



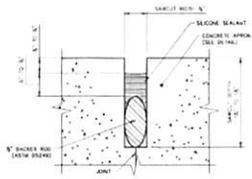
3 FIRE DEPT. APRON CONSTRUCTION JOINT  
SCALE: 1" = 1'-0"



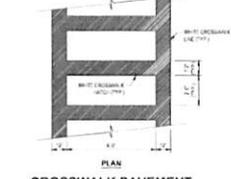
4 FIRE DEPT. APRON EXPANSION JOINT  
SCALE: 1" = 1'-0"



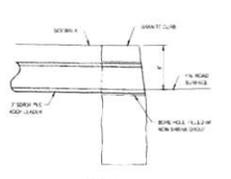
5 CONTROL JOINT  
SCALE: 1" = 1'-0"



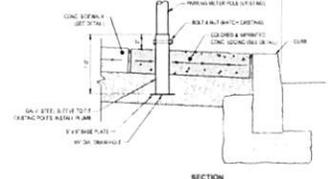
6 SILICONE SEAL  
SCALE: 1" = 1'-0"



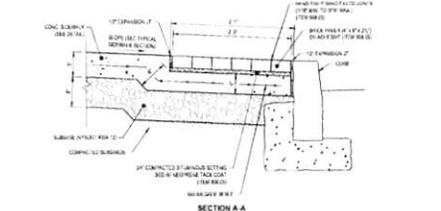
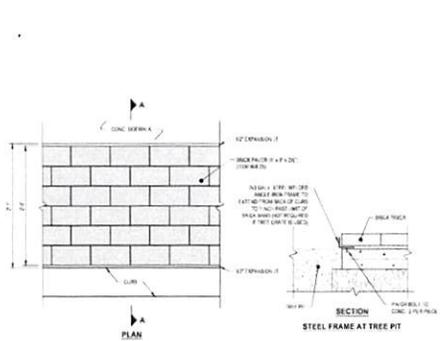
7 CROSSWALK PAVEMENT MARKING (TYPE LS)  
SCALE: 1" = 1'-0"



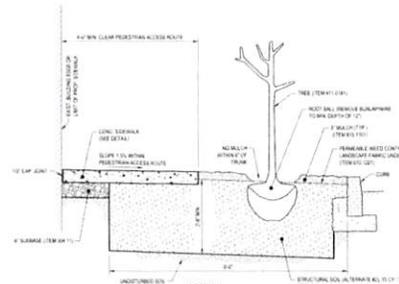
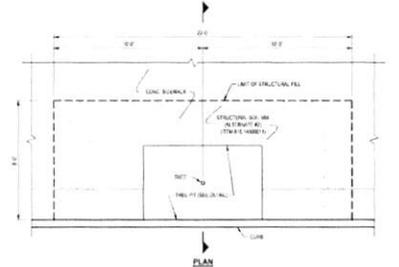
8 ROOF LEADER DISCHARGE THRU CURB  
SCALE: 1" = 1'-0"



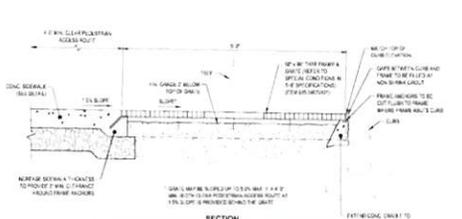
9 PARKING METER SLEEVE  
SCALE: 1" = 1'-0"



10 BRICK PAVER EDGING (ALTERNATE #1)  
SCALE: 1" = 1'-0"



11 TREE PIT W/ STRUCTURAL SOIL MIX (ALTERNATE #2)  
SCALE: 1" = 1'-0"



12 TREE GRATE (ALTERNATE #3)  
SCALE: 1" = 1'-0"

REV		DATE	DESCRIPTION	BY	CHK
1	01/20/20	01/20/20	ISSUED FOR PERMIT	JJH	MS
2	01/20/20	01/20/20	ISSUED FOR PERMIT	JJH	MS
3	01/20/20	01/20/20	ISSUED FOR PERMIT	JJH	MS
4	01/20/20	01/20/20	ISSUED FOR PERMIT	JJH	MS
5	01/20/20	01/20/20	ISSUED FOR PERMIT	JJH	MS

STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION

**DETAILS (SHEET 2)**

**PROPOSED  
MAIN STREET SIDEWALKS  
IMPROVEMENT PROJECT**

FEDERAL AID PROJECT  
NYS DOT P.I.N. 8761.52

VILLAGE OF DOBBS FERRY, WESTCHESTER COUNTY, NEW YORK

DATE: 01/20/20

AS NOTED

SCALE: C-6

SHEET: 6 of 7

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

Putnam Business Park  
1699 Route 22  
Dobbs Ferry, New York 10509  
Tel: (845) 279-2220

**Main Street Streetscape Improvements  
Village of Dobbs Ferry  
Budget Summary  
Oct. 18, 2021**

	<b>Base Bid</b>	<b>Base + Tree Grates</b>	<b>Base + All Alts.</b>	<b>To Max. DOT Contribution</b>
<b>Project Low Bidder (Con-Tech, 03/2020)</b>				
<b>Base Bid (Sidewalks &amp; Trees)</b>	\$ 562,530	\$ 562,530	\$ 562,530	\$ 562,530
Alternate 1 (Brick Pavers)			\$ 17,505	
Alternate 2 (Structural Soil)			\$ 28,800	
Alternate 3 (Tree Grates)		\$ 105,000	\$ 105,000	\$ 40,570
<b>Total</b>	<b>\$ 562,530</b>	<b>\$ 667,530</b>	<b>\$ 713,835</b>	<b>\$ 603,100</b>
<b>Construction Inspection Costs (15% of base bid cost)</b>	<b>\$ 84,400</b>	<b>\$ 84,400</b>	<b>\$ 84,400</b>	<b>\$ 84,400</b>
<b>Project Cost (Construction + Inspection)</b>	<b>\$ 646,930</b>	<b>\$ 751,930</b>	<b>\$ 798,235</b>	<b>\$ 687,500</b>
Original NYSDOT Contribution	\$ 305,000	\$ 305,000	\$ 305,000	\$ 305,000
Maximum NYSDOT Contribution (through project consolidation)	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
<b>NYSDOT Contribution (80% of project up to \$550,000)</b>	<b>\$ 517,544</b>	<b>\$ 550,000</b>	<b>\$ 550,000</b>	<b>\$ 550,000</b>
Minimum Village Contribution (20% of project or \$137,500)	\$ 129,386	\$ 137,500	\$ 137,500	\$ 137,500
Additional Village Contribution	\$ -	\$ 64,430	\$ 110,735	\$ -
<b>Total Village Contribution</b>	<b>\$ 129,386</b>	<b>\$ 201,930</b>	<b>\$ 248,235</b>	<b>\$ 137,500</b>

To maximize DOT contribution of \$550,000, the Village must contribute \$137,500.

<b>Rubberway Alternate</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Quantity</b>	<b>Total</b>
Cost of Materials	SF	\$ 11.82	900	\$ 10,638
Cost Installed	SF	\$ 24.00	900	\$ 21,600