



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JUNE 22, 2021
AGENDA ITEM SECTION: PUBLIC HEARING
AGENDA ITEM NO. : 2
AGENDA ITEM: CONTINUATION OF PUBLIC HEARING ON THE PROPOSED ZONING CODE AND MAP AMENDMENTS RECOMMENDED BY THE PLANNING BOARD
ITEM BACKUP DOCUMENTATION: <ul style="list-style-type: none">1. LETTER DATED JUNE 14, 2021 FROM NORMA DRUMMOND/COMMISSIONER TO ELIZABETH DREAPER/VILLAGE CLERK2. LETTER DATED JUNE 9, 2021 FROM PADDY STEINSCHNEIDER/GOTHAM DESIGN TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES

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George Latimer
County Executive

June 14, 2021

Elizabeth Dreaper, Village Clerk
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522

**County Planning Board Referral File DBF 21-001 – Palisade Street and MDR-1 District
Zoning Text and Map Amendments**

Dear Ms. Dreaper:

The Westchester County Planning Board has received a proposed local law to amend the text of the Village of Dobbs Ferry Zoning Ordinance to implement character guidelines along Palisade Street, between Cedar Street and Main Street. These guidelines focus on reinforcing the building characteristics along the mainly residential corridor, by providing design criteria for applicants and Village land use boards to follow when considering new developments. Such characteristics include establishing a transition zone between the street and the primary building mass, 40-foot building widths, horizontal expression at the building floor levels, “punched opening” windows, and articulated secondary building volumes.

Proposed zoning map amendments would include zone boundary adjustments at two locations. The first would be the boundary for the OF-4, One Family residential zone and MDR-1, Mixed Density Residential 1 zone along Maple Street. This change would extend the MDR-1 zone to include the properties along the northern side of Maple Street. The second adjustment would be on the northwest corner of Rochambeau Avenue and Broadway, which is currently split zoned between MDR-1 and the B, Broadway zone. This change would extend the B zone across Broadway to include this corner property. These map changes are proposed to reflect the existing neighborhood pattern, and to permit concurrent uses and dimensions along both sides of the streets in question.

Finally, it is proposed to modify the dimensional tables to clarify height and coverage provisions. These changes would reduce existing non-conformities and match new development to current development patterns. Maximum heights of 2.5 or 3 stories would be set for the three mixed density residential zones, as well as the Broadway zone. Numerical height regulations would also be established for these zones, providing clarification for the sliding scales which regulate residential building height. The maximum lot coverage for buildings and impervious surfaces, which are set along sliding scales based on lot size, would be tied to the standards of the zone.

We have no objection to the Dobbs Ferry Board of Trustees assuming Lead Agency status for this review.

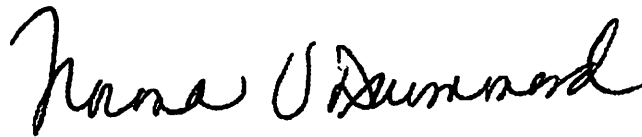
We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we find it to be a matter for local determination in accordance with your community's planning and zoning policies. We commend the Village for undertaking this initiative to update its zoning ordinance.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, appearing to read "Norma V. Drummond". The signature is fluid and cursive, with the first name "Norma" being more prominent.

Norma V. Drummond
Commissioner

GOTHAM

Padriac Steinschneider
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June 9, 2021

Dobbs Ferry Mayor and Board of Trustees
Village Hall
112 Main Street
Dobbs Ferry, New York 10522

Re: Changes to the Dobbs Ferry Zoning Ordinance

Dear Mayor Rossillo and Trustees:

This letter is a follow up to what I said during the Public Hearing on June 8, 2021 pertaining to the changes proposed to the Dobbs Ferry Zoning Ordinance. My comments pertain to the changes proposed for the MDR-2 zoning district.

First, thank you for taking on the task of making these revisions to the Code. I know it has taken a long time since I submitted my letter in September 2019 requesting that you consider these changes, but I understand that changes like these can be complicated. The Planning Board and members of the AHRB, as well as the Village's consulting planner and engineer, have invested significant time in addressing these changes. For the most part, with one exception they seem to have found reasonable solutions for each of the issues.

A couple of sentences for background: When the Village created the MDR-2 zoning district in 2010, it was not to reduce the intensity of development within this neighborhood. To the contrary, it was to recognize the fact that, as a component of our downtown, the Palisade Street neighborhood offers an opportunity to provide that missing middle form of housing that is so needed for diversity in communities like Dobbs Ferry. To encourage the orderly and appropriate growth in this neighborhood, the Village created the MDR-2 zone. The only place that this zoning district exists in Dobbs Ferry is on Palisade Street.

The major changes that the Board of Trustees are considering to the Code are to correct numbers on charts in the Zoning Ordinance that interfere with accomplishing the goals of revitalizing the Palisade Street neighborhood as recommended in the Vision Plan. Several numbers that were in the Code adopted in 2010 were not actually calibrated for the MDR-2 zone. The numbers included in the adopted Code for MDR-2 were simply duplicated from the MDR-1 zoning district. It may have been a mistake to identify three new zoning districts as MDR-1, MDR-2, and MDR-H. The use of MDR on each suggests that they are different intensities of the same use. While they are all zones that permit more than one residential unit on a parcel, they are actually significantly different in terms of intent. The MDR-1 is the previous TF zoning district that permits one, two, and three residential units on one parcel, with a minimum lot area of 5,000 square feet and 2,500 square feet required per residential unit. MDR-2 is multi-family housing permitting as many as eight units in a building with a minimum lot area of 5,000 square feet and only 800 square feet required per residential unit. MDR-H was created to enable the large homes along Clinton Avenue between Broadway and Cochrane Avenue to be converted to multi-family use, encouraging the preservation of these buildings with historic character dating from the 1800s.

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When the new Code was adopted in 2010, the numbers for the Tables had not yet been calibrated for the MDR-2 zoning district. The Village Attorney was not comfortably labeling these as "TBD" so he duplicated the same numbers used for the MDR-1 zoning district. The result is that the building coverage in the MDR-2 zoning district is limited to 27% of the lot area and the impervious coverage is limited to 54% of lot area. These numbers do not support the existing improvements on the properties in this district. 31 of the 48 properties in the MDR-2 zoning district have coverages that are greater than these limit; some of them more than double the 27%. Given that MDR-1 requires 2,500 square feet of lot area per residential unit and MDR-2 permits 800 square feet of lot area per residential unit, it does not make sense that they would have the same building coverage.

Since the intent in creating the MDR-2 zoning district was to retain existing buildings and encourage the redevelopment of underdeveloped properties, the coverage limits need to be recalibrated to be consistent with these existing building. There is a similar issue with side yard setbacks, but it does not seem that these changes have also been included in the changes to the Code proposed by the Planning Board at this time.

The Planning Board has proposed increasing the building coverage to 40% of the lot area and the impervious coverage to 60% of the lot area. Regarding the building coverage, an increase to 40% leaves seven of the 48 existing properties in the MDR-2 zoning district noncompliant. An increase to 44% would leave only three of the existing properties noncompliant. It should be noted that on a site walk with the Planning Board, two of the buildings cited as positive examples in the neighborhood were 134 Palisade Street with a building coverage of 58.6% and 136 Palisade Street with a building coverage of 73.4%.

While the 40% and even 44% building coverage limits would be consistent with the positive characteristics that have justified creating the MDR-2 zoning district, the Planning Board has expressed concern regarding the size of building that could be created on lots that are significantly larger than the 5,000 square foot minimum, particularly with what could happen if adjacent parcels were combined to create larger lots. In an effort to control this, the Planning Board has proposed applying the existing Table B-3 Residential Lot Dimensions and Coverage (Sliding Scale) to the MDR-2 zoning district. However, while it refers to "Residential," Table B-3 was created only to apply to the single family OF zoning districts.

Table B-3 was intended to prevent overly large single family homes from being built on building lots that were significantly larger than the minimum lot area required in any OF zoning district. As an example, if a house is proposed on a 10,000 square foot lot in an OF-6 zoning district, where 5,000 square feet is the required minimum lot size and 27% is the building coverage limit, the sliding scale reduces the permitted building coverage from 27% to 22%, which is the maximum permitted in the OF-4 zoning district, where the minimum building lot is 10,000 square feet. This is intended as a way to keep the homes in a neighborhood compatible in scale.

The reason that the sliding scale works reasonably well for the OF zoning districts is that this zoning forms a graduated range from OF-1, requiring a minimum lot area of 40,000 and 15% coverage, down to OF-6, requiring a minimum lot area of 5,000 and 27% coverage. The limits adjust as the size of the lot changes to a different zoning district.

As noted above, the MDR-2 zoning district is not one in a graduated range of other zoning districts. The uses permitted in the MDR-2 zone are entirely different from the limits on an OF zoned single family building lot and even from the MDR-1 zone. It does not work to try to retrofit Table B-3 to solve a problem with larger lots in the MDR-2 zoning district.

The developed lots in the MDR-2 zoning district range in size from 2,614 square feet to 16,117 square feet. The average lot size in the MDR-2 zoning district is 7,216 square feet. Applying the 40% building coverage recommended by the Planning Board to a 7,216 square foot building lot would permit a building with a footprint of 2,886 square feet, which is within the median range for existing buildings in this zoning district.

As proposed, the sliding scale would be applied to lots that are larger than 7,500 square feet. 14 of the 48 parcels in the MDR-2 zoning district exceed 7,500 square feet. **The awkwardness of using the Table B-3 is that a lot with an area of 7,499 square feet would permit a building footprint of 3,000 square feet, whereas a lot with an area of 7,501 square feet would limit the building footprint to 2,460 square feet. Zoning ordinances should not have those kinds of inconsistencies.**

At the Trustees meeting June 8, in addition to the issue of existing larger lots in the district, a concern was voiced about what would happen if two or three adjacent parcels were combined. I can understand the feeling that there needs to be a way of preventing the construction of buildings that would be out of scale with the desirable characteristics of the existing neighborhood. But, again, one of the buildings noted as desirable has a site coverage of 73.4% on a 4,356 square foot parcel. The mechanism that will achieve the goals in the Vision Plan, but prevent oversized buildings, cannot be something as clumsy as the unintended use of the Table B-3 sliding scale on the MDR-2 zoning district.

The most impressive component that the Planning Board is recommending be adopted is the proposed Design Guidelines for the MDR-2 Zoning District. These Guidelines fit with the other Guidelines for Residential Neighborhoods, the Downtown, and for Historic Districts. Recognizing the unique character of the Palisade Street neighborhood and codifying what makes that neighborhood desirable is critical to protecting and enhancing this character.

The proposed Guidelines already accomplish a significant amount of the work necessary to prevent an overly large building from adversely affecting the neighborhood. In addition to identifying organizing characteristics such as the private/public realm between the sidewalk and the front of the buildings, the horizontal delineation of building components, and the fact that the windows in this district tend to be punctures in a wall instead of bands of glass, the proposed Guidelines also imposes a limit on the maximum width of the primary mass of a building closest to the street. This, combined with height limits, creates a "form-based" code that defines the massing that is acceptable. This is far more important to protecting the character of the neighborhood than any numerical limits on building coverage. It was clear from the discussions at the Planning Board that what happens in the back of the properties is much less of an issue than how the buildings address the street. How the building relates to the street has been identified as the primary goal.

Accepting the Planning Board's contention that there needs to be a restriction on the building coverage as the lots increase in size, there are much better methods than using Table B-3. There are a couple of ways that this can be accomplished, but the easiest to implement and to justify is to set a percentage applicable to a specific lot area limit and then set a different percentage for the area of the lot that exceeds that specific limit. 7,500 square feet has already been proposed as a maximum lot size for the use of the 40% lot coverage. Instead of trying to use the sliding scale, a smaller percentage of the lot area exceeding the 7,500 square feet could be added. For example, a 9,000 square foot parcel would be permitted the 3,000 square feet of building coverage for the 40% of 7,500 square feet and then 22% of the additional 1,500 square feet of lot area could be added. This would add 300 square feet to the 3,000 square feet for a total of 3,300 square feet for building coverage, or 37%. If someone were to assemble three 5,000 square foot lots for a total of 15,000 square feet, they would get the 3,000 square feet for the 7,500 square foot area plus 22% of the remaining 7,500 square feet, or 1,650 square feet, for a total of 4,650 square feet for the footprint, or 31%.

Since the concern expressed is the loss of a sense of proportion and scale of buildings on the smaller lots, the goal should be to encourage developers to retain the smaller lots and build smaller buildings instead of one larger building. For example, instead of combining three lots of 5,000 square feet each to form a building lot of 15,000 with a yield of 4,650 square feet, three buildings with 2,200 square feet each would provide a yield of 6,600 square feet. Given that the maximum number of units permitted in a building is limited by the Code to eight, more smaller lots may make more sense than one larger lot, provided that the side yard setbacks can be managed.

The Planning Board's recommendation to increase the impervious coverage from 54% to 60% has not been as well studied as the building coverage. A visual observation of the properties in the district reveals that many have an impervious coverage significantly greater than 60%. At the same time, there is a desire for these properties to not be excessively paved. While the default for the impervious coverage limit could remain 60%, a provision should be included in the Code to allow the Planning Board the latitude to increase the impervious coverage to 75% based on three conditions: 1. The ability for the applicant to demonstrate that the increased impervious area is necessary to accommodate parking and other appropriate activities on the site; 2. The ability for the applicant to manage the stormwater runoff appropriately on-site with the increased impervious area; and 3. The ability for the applicant to properly landscape the property to be a good neighbor.

The Planning Board has also made a recommendation to change the way that the height in the MDR-2 zoning district is measured. Instead of using the average grade plane provision in the Code, the Planning Board has recommended that buildings in the MDR-2 zoning district be measured from the height of the curb at the center of the parcel. For the most part, this will not interfere with the ability of the parcels in the MDR-2 zone to be developed and retain the character of the neighborhood. However, there are several properties that will be adversely impacted by this change. Specifically, these are the properties that have a significant slope up from the street either to the back property line on the east side of the street for the lots at the north end of Palisade Street, or to the front setback line for the lots south of Chestnut Street.

For properties with a slope greater than 15% from the front property line to the back of the building envelope, the height should still be measured from the average grade plane. To avoid an increase in the height of the building breaking the dominating street line formed by the other buildings on lots that do not have this slope, the increase in height could be restricted to that portion of the building a minimum of 20 feet back from the street property line. While this may only affect eight out of 48 properties, a good Code will accommodate these kinds of conditions and not treat them as anomalies.

We were involved in the analysis of the MDR-2 zoning district both for the redevelopment of the 75 Main Street property, now identified as 40 and 50 Chestnut, and for the redevelopment of 156 Palisade Street. Attached to this letter are the following documents:

- A. **MDR-2 Zoned Properties (Listed by Tax Parcel ID)**
This lists all of the properties in the MDR-2 zoning district by order of the Tax Parcel ID. Each property is identified by address and the chart includes the lot area, the building coverage in square feet and percentage of lot area.
- B. **MDR-2 Zoned Properties (Listed by Lot Area)**
This lists the properties in the order of lot area. The lots range in size from 2,614 square feet to 16,117 square feet with the average lot area of 7,216 square feet.
- C. **MDR-2 Zoned Properties (Listed by Building Coverage Percentage)**
This lists the properties in order of building coverage ranging from 10.02% to 75.54%, with an average building coverage of 2,225 square feet and 31.22%. This list also identifies that 66% of the lots do not exceed 33.39%, 75% do not exceed 36.50%, 80% do not exceed 36.68%, 85% do not exceed 37.45%, and 90% do not exceed 41.26% site coverage.
- D. **MDR-2 Zoned Properties East Palisade Street Cedar to Chestnut**
This lists the parcels that are on the east side of the block between Cedar and Chestnut. The average lot size in this block is 6,165 square feet with a building coverage average of 2,217 square feet and 34.35%.
- E. **MDR-2 Zoned Properties West Palisade Street Cedar to Riverside**
This lists the parcels that are on the west side of the block between Cedar and Riverside. The average lot size is 9,670 square feet with a building coverage of 2,320 square feet and 25.36%.
- F. **MDR-2 Zoned Properties Lower Palisade Street Chestnut to High Street**
This lists the parcels that are on lower Palisade Street. The average lot size is 6,997 square feet with a building coverage of 2,175 square feet and 30.97%.

The numbers on these lists support the Planning Board's recommendations to set 40% as the multiplier for determining building coverage and to set a lot area of 7,500 square feet as the basis for where a reduced percentage of the lot area would start. It should be understood that, while conservative, these should be sufficient to generate interest in revitalizing the existing buildings in the neighborhood, many of which need this attention.

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As Tables D., E., and F. above demonstrate, there are really three different neighborhood textures within the MDR-2 zoning district; each responding to different site conditions. The lots that are on the east side of Palisade are shallower than those on the west side of Palisade, while many of the buildings on lower Palisade Street are sitting at an elevation significantly above the Street level.

It should be noted that the building coverage on the lots on the west side of the street has a lower average percentage due to the fact that several of these lots are the result of previously separate lots having been combined. For example, 129 Palisade Street, with a building coverage of 1,775 square feet, calculates to 17.39% on its current 10,600 square foot lot. Prior to the lots being combined, this building was on a 4,800 square foot lot with a building coverage of 37%. The back lots are less developed with buildings and tend to be used as construction yards for the storage of equipment and materials. It should be anticipated that this use, which requires a Special Permit, will eventually be discontinued and replaced with the redevelopment of these properties with additional residential units. This is a Recommendation in the Vision Plan for the "Old Town" neighborhood, which calls for a significant increase in the number of residential units in this area.

The 40% maximum building coverage proposed by the Planning Board should be understood as being relatively conservatively reasonable for the existing character of the neighborhood. While the average for the entire district is only 31.22%, the average building coverage on the east side of Palisade Street in this section is 34.35%. Again, seven of the properties in the MDR-2 zoning district exceed the 40% comfortably, with buildings that are well appreciated

It is important to understand that, in establishing standards like these within an existing neighborhood considered to have a good character, the average should not be the limit. Adopting the average would mean that half of the properties would be deemed non-compliant. The goal instead should be to create a standard that legalizes a high percentage of the existing properties. As Table C above shows, establishing the standard of 40% for building coverage in the MDR-2 zoning district would make 85% of the existing properties compliant. The idea of using the Table B-3 Sliding Scale for lots larger than 7,500 would significantly reduce the number of existing buildings that would be compliant, since 15 of the 48 existing properties have a site area exceeding 7,500 square feet. This would be excessively restrictive and contrary to the needs of the Village, interfering with the ability for this neighborhood to meet the needs identified in the Vision Plan.

I am confident that you will give this serious thought. This district has the ability to solve some very real and important needs for Dobbs Ferry in terms of affordability, diversity, and sustainability. If you have any questions or need additional information, please let me know and feel free to contact me directly.

Thank you for your time and attention,



Paddy Steinschneider

MDR-2 ZONED PROPERTIES, DOBBS FERRY
(LISTED BY TAX PARCEL ID)

<u>PARCEL ID.</u>	<u>ADDRESS</u>	<u>LOT AREA</u> <u>(SQFT)</u>	<u>BLDG COVERAGE</u> <u>(SQFT)</u>	<u>%</u>
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%
3.80-36-17	107 PALISADE STREET	12,632	1,638	12.97%
3.80-36-18	111 PALISADE STREET	8,276	2,923	35.32%
3.80-36-35	119 PALISADE STREET	6,970	2,271	32.58%
3.80-36-36	123 PALISADE STREET	5,227	1,950	37.31%
3.80-36-37	129 PALISADE STREET	5,663	1,769	31.24%
3.80-36-38	129 PALISADE STREET	10,454	1,818	17.39%
3.80-36-39	133 PALISADE STREET	10,454	2,257	21.59%
3.80-36-40	135 PALISADE STREET	10,454	1,307	12.50%
3.80-36-41.1	139 PALISADE STREET	10,454	2,268	21.70%
3.80-39-1	1 MAIN STREET	8,712	3,595	41.26%
3.80-39-2	9 MAIN STREET	4,792	1,422	29.67%
3.80-39-3	13 MAIN STREET	10,890	1,091	10.02%
3.80-39-20	2 HUDSON TERRACE	7,405	2,378	32.11%
3.80-39-21	3 HUDSON TERRACE	5,663	1,891	33.39%
3.80-39-22	4 HUDSON TERRACE	5,663	2,121	37.45%
3.80-39-23	5 HUDSON TERRACE	5,663	1,690	29.84%
3.80-39-24	6 HUDSON TERRACE	5,663	1,777	31.38%
3.80-39-25	7 HUDSON TERRACE	7,405	2,760	37.27%
3.80-39-26	60 PALISADE STREET	14,375	5,820	40.49%
3.80-39-27	56 PALISADE STREET	6,098	2,226	36.50%
3.80-39-29	39 PALISADE STREET	6,098	1,884	30.90%
3.80-39-30	26 PALISADE STREET	4,792	1,168	24.37%
3.80-39-31	22 PALISADE STREET	3,920	1,245	31.76%
3.80-39-32	12 PALISADE STREET	6,970	863	12.38%
3.80-39-34	38 PALISADE STREET	7,841	2,876	36.68%
3.80-40-30	83 CEDAR STREET	3,485	884	25.37%
3.80-40-31	164 PALISADE STREET	3,920	1,119	28.55%
3.80-40-32	156 PALISADE STREET	9,148	1,280	13.99%
3.80-40-33	154 PALISADE STREET	6,098	2,127	34.88%
3.80-40-34	148-150 PALISADE STREET	6,098	1,690	27.71%
3.80-40-35	144 PALISADE STREET	5,227	764	14.62%
3.80-40-36	142 PALISADE STREET	5,227	2,293	43.87%
3.80-40-37	136 PALISADE STREET	4,356	3,196	73.37%
3.80-40-38	134 PALISADE STREET	4,792	2,808	58.60%
3.80-40-39	132 PALISADE STREET	2,614	788	30.15%
3.80-40-40	130 PALISADE STREET	4,792	1,021	21.31%
3.80-40-41	126 PALISADE STREET	4,792	1,312	27.38%
3.80-40-42	122 PALISADE STREET	4,792	2,044	42.65%
3.80-40-43	118 PALISADE STREET	4,792	1,555	32.45%
3.80-40-44	116 PALISADE STREET	4,792	1,751	36.54%
3.80-40-45	114 PALISADE STREET	6,098	1,386	22.73%
3.80-40-46	110 PALISADE STREET	4,792	1,609	33.58%
3.80-40-47	104 PALISADE STREET	9,583	1,734	18.09%
3.80-40-48	98 PALISADE STREET	12,197	3,119	25.57%
3.80-40-49	40 CHESTNUT STREET	15,711	11,868	75.54%
<u>AVERAGE:</u>		<u>7,216</u>	<u>2,225</u>	<u>31.22%</u>

MDR-2 ZONED PROPERTIES, DOBBS FERRY
(LISTED BY LOT AREA)

PARCEL ID.	ADDRESS	LOT AREA	BLDG COVERAGE	
		(SQFT)	(SQFT)	%
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%
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3.80-40-38	134 PALISADE STREET	4,792	2,808	58.60%
3.80-40-40	130 PALISADE STREET	4,792	1,021	21.31%
3.80-40-41	126 PALISADE STREET	4,792	1,312	27.38%
3.80-40-42	122 PALISADE STREET	4,792	2,044	42.65%
3.80-40-43	118 PALISADE STREET	4,792	1,555	32.45%
3.80-40-44	116 PALISADE STREET	4,792	1,751	36.54%
3.80-40-46	110 PALISADE STREET	4,792	1,609	33.58%
3.80-40-37	136 PALISADE STREET	4,356	3,196	73.37%
3.80-39-31	22 PALISADE STREET	3,920	1,245	31.76%
3.80-40-31	164 PALISADE STREET	3,920	1,119	28.55%
3.80-40-30	83 CEDAR STREET	3,485	884	25.37%
3.80-40-39	132 PALISADE STREET	2,614	788	30.15%
AVERAGE:		7,216	2,225	31.22%

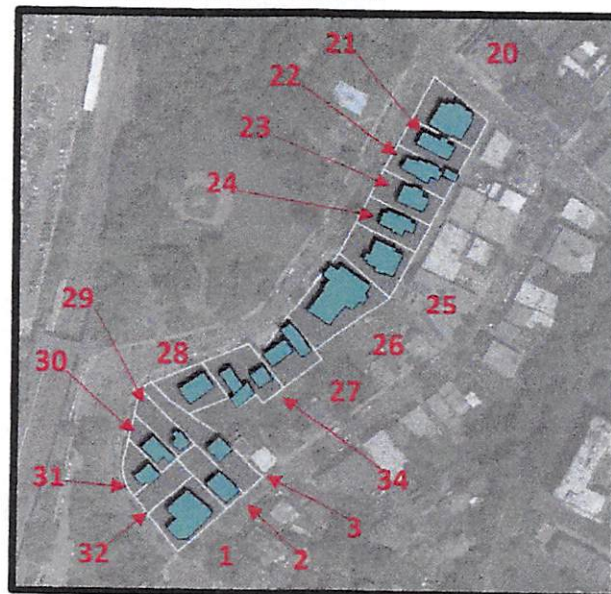
MDR-2 ZONED PROPERTIES, DOBBS FERRY
(LISTED BY BUILDING COVERAGE PERCENTAGE)

<u>PARCEL ID.</u>	<u>ADDRESS</u>	<u>LOT AREA</u> <u>(SQFT)</u>	<u>BLDG COVERAGE</u> <u>(SQFT)</u>	<u>%</u>	
3.80-40-49	40 CHESTNUT STREET	15,711	11,868	75.54%	
3.80-40-37	136 PALISADE STREET	4,356	3,196	73.37%	
3.80-40-38	134 PALISADE STREET	4,792	2,808	58.60%	
3.80-40-36	142 PALISADE STREET	5,227	2,293	43.87%	
3.80-40-42	122 PALISADE STREET	4,792	2,044	42.65%	90%
3.80-39-1	1 MAIN STREET	8,712	3,595	41.26%	
3.80-39-26	60 PALISADE STREET	14,375	5,820	40.49%	85%
3.80-39-22	4 HUDSON TERRACE	5,663	2,121	37.45%	
3.80-36-36	123 PALISADE STREET	5,227	1,950	37.31%	
3.80-39-25	7 HUDSON TERRACE	7,405	2,760	37.27%	80%
3.80-39-34	38 PALISADE STREET	7,841	2,876	36.68%	
3.80-40-44	116 PALISADE STREET	4,792	1,751	36.54%	75%
3.80-39-27	56 PALISADE STREET	6,098	2,226	36.50%	
3.80-36-18	111 PALISADE STREET	8,276	2,923	35.32%	
3.80-40-33	154 PALISADE STREET	6,098	2,127	34.88%	
3.80-40-46	110 PALISADE STREET	4,792	1,609	33.58%	66%
3.80-39-21	3 HUDSON TERRACE	5,663	1,891	33.39%	
3.80-36-35	119 PALISADE STREET	6,970	2,271	32.58%	
3.80-40-43	118 PALISADE STREET	4,792	1,555	32.45%	
3.80-39-20	2 HUDSON TERRACE	7,405	2,378	32.11%	
3.80-39-31	22 PALISADE STREET	3,920	1,245	31.76%	
3.80-39-24	6 HUDSON TERRACE	5,663	1,777	31.38%	
3.80-36-37	129 PALISADE STREET	5,663	1,769	31.24%	
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%	
3.80-39-29	39 PALISADE STREET	6,098	1,884	30.90%	
3.80-40-39	132 PALISADE STREET	2,614	788	30.15%	
3.80-39-23	5 HUDSON TERRACE	5,663	1,690	29.84%	
3.80-39-2	9 MAIN STREET	4,792	1,422	29.67%	
3.80-40-31	164 PALISADE STREET	3,920	1,119	28.55%	
3.80-40-34	148-150 PALISADE STREET	6,098	1,690	27.71%	
3.80-40-41	126 PALISADE STREET	4,792	1,312	27.38%	
3.80-40-48	98 PALISADE STREET	12,197	3,119	25.57%	
3.80-40-30	83 CEDAR STREET	3,485	884	25.37%	
3.80-39-30	26 PALISADE STREET	4,792	1,168	24.37%	
3.80-40-45	114 PALISADE STREET	6,098	1,386	22.73%	
3.80-36-41.1	139 PALISADE STREET	10,454	2,268	21.70%	
3.80-36-39	133 PALISADE STREET	10,454	2,257	21.59%	
3.80-40-40	130 PALISADE STREET	4,792	1,021	21.31%	
3.80-40-47	104 PALISADE STREET	9,583	1,734	18.09%	
3.80-36-38	129 PALISADE STREET	10,454	1,818	17.39%	
3.80-40-35	144 PALISADE STREET	5,227	764	14.62%	
3.80-40-32	156 PALISADE STREET	9,148	1,280	13.99%	
3.80-36-17	107 PALISADE STREET	12,632	1,638	12.97%	
3.80-36-40	135 PALISADE STREET	10,454	1,307	12.50%	
3.80-39-32	12 PALISADE STREET	6,970	863	12.38%	
3.80-39-3	13 MAIN STREET	10,890	1,091	10.02%	
AVERAGE:		7,216	2,225	31.22%	

MDR-2 ZONED PROPERTIES
LOWER PALISADE STREET, DOBBS FERRY
(LISTED BY ADDRESS)

<u>PARCEL ID</u>	<u>ADDRESS</u>	<u>LOT AREA</u>	<u>BLDG COVERAGE</u>	
		<u>(SQFT)</u>	<u>(SQFT)</u>	<u>%</u>
3.80-39-1	1 MAIN STREET	8,712	3,595	41.26%
3.80-39-2	9 MAIN STREET	4,792	1,422	29.67%
3.80-39-3	13 MAIN STREET	10,890	1,091	10.02%
3.80-39-20	2 HUDSON TERRACE	7,405	2,378	32.11%
3.80-39-21	3 HUDSON TERRACE	5,663	1,891	33.39%
3.80-39-22	4 HUDSON TERRACE	5,663	2,121	37.45%
3.80-39-23	5 HUDSON TERRACE	5,663	1,690	29.84%
3.80-39-24	6 HUDSON TERRACE	5,663	1,777	31.38%
3.80-39-25	7 HUDSON TERRACE	7,405	2,760	37.27%
3.80-39-32	12 PALISADE STREET	6,970	863	12.38%
3.80-39-31	22 PALISADE STREET	3,920	1,245	31.76%
3.80-39-30	26 PALISADE STREET	4,792	1,168	24.37%
3.80-39-34	38 PALISADE STREET	7,841	2,876	36.68%
3.80-39-29	39 PALISADE STREET	6,098	1,884	30.90%
3.80-39-27	56 PALISADE STREET	6,098	2,226	36.50%
3.80-39-26	60 PALISADE STREET	14,375	5,820	40.49%
<u>AVERAGE:</u>		<u>6,997</u>	<u>2,175</u>	<u>30.97%</u>

Lower side of Palisade Street
 Parcels are labeled by last 2 numbers of Parcel ID



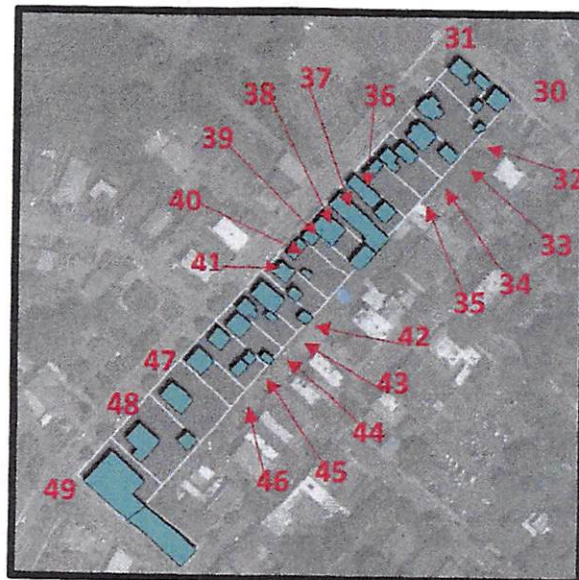
MDR-2 ZONED PROPERTIES
EAST PALISADE STREET, DOBBS FERRY
(LISTED BY ADDRESS)

<u>PARCEL ID</u>	<u>ADDRESS</u>	<u>LOT AREA</u>	<u>BLDG COVERAGE</u>	
		<u>(SQFT)</u>	<u>(SQFT)</u>	<u>%</u>
3.80-40-30	83 CEDAR STREET	3,485	884	25.37%
3.80-40-49	40 CHESTNUT STREET	15,711	11,868	75.54%
3.80-40-48	98 PALISADE STREET	12,197	3,119	25.57%
3.80-40-31	164 PALISADE STREET	3,920	1,119	28.55%
3.80-40-32	156 PALISADE STREET	9,148	1,280	13.99%
3.80-40-33	154 PALISADE STREET	6,098	2,127	34.88%
3.80-40-34	148-150 PALISADE STREET	6,098	1,690	27.71%
3.80-40-35	144 PALISADE STREET	5,227	764	14.62%
3.80-40-36	142 PALISADE STREET	5,227	2,293	43.87%
3.80-40-37	136 PALISADE STREET	4,356	3,196	73.37%
3.80-40-38	134 PALISADE STREET	4,792	2,808	58.60%
3.80-40-39	132 PALISADE STREET	2,614	788	30.15%
3.80-40-40	130 PALISADE STREET	4,792	1,021	21.31%
3.80-40-41	126 PALISADE STREET	4,792	1,312	27.38%
3.80-40-42	122 PALISADE STREET	4,792	2,044	42.65%
3.80-40-43	118 PALISADE STREET	4,792	1,555	32.45%
3.80-40-44	116 PALISADE STREET	4,792	1,751	36.54%
3.80-40-45	114 PALISADE STREET	6,098	1,386	22.73%
3.80-40-46	110 PALISADE STREET	4,792	1,609	33.58%
3.80-40-47	104 PALISADE STREET	9,583	1,734	18.09%

AVERAGE: **6,165** **2,217** **34.35%**

East side of Palisade Street

Parcels are labeled by last 2 numbers of Parcel ID



MDR-2 ZONED PROPERTIES
WEST PALISADE STREET, DOBBS FERRY
(LISTED BY ADDRESS)

<u>PARCEL ID</u>	<u>ADDRESS</u>	<u>LOT AREA</u>	<u>BLDG COVERAGE</u>	
		<u>(SQFT)</u>	<u>(SQFT)</u>	<u>%</u>
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%
3.80-36-17	107 PALISADE STREET	12,632	1,638	12.97%
3.80-36-18	111 PALISADE STREET	8,276	2,923	35.32%
3.80-36-35	119 PALISADE STREET	6,970	2,271	32.58%
3.80-36-36	123 PALISADE STREET	5,227	1,950	37.31%
3.80-36-37	129 PALISADE STREET	5,663	1,769	31.24%
3.80-36-38	129 PALISADE STREET	10,454	1,818	17.39%
3.80-36-39	133 PALISADE STREET	10,454	2,257	21.59%
3.80-36-40	135 PALISADE STREET	10,454	1,307	12.50%
3.80-36-41.1	139 PALISADE STREET	10,454	2,268	21.70%

AVERAGE: 9,670 2,320 25.36%

West side of Palisade Street
 Parcels are labeled by last 2 numbers of Parcel ID



Note: There is an anomaly with several of the parcels on the west side of Palisade Street. The Parcels of 119 and 123 Palisade Street absorbed a separate parcel that was previously 121 Palisade Street. That was three lots approximately 40 feet wide. Similarly, the Parcels at 129, 133, 135, and 139 are actually two parcels deep, and have been developed with uses that are independent from those fronting on Palisade Street. Those four lots were developed as 40 feet wide and 120 feet deep, or 4,800 square feet each. Using the original lot areas, those parcels range in building coverage from 27.23% to 47.25%