



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

| |
|--|
| MEETING DATE: MAY 12, 2020 |
| AGENDA ITEM SECTION: PUBLIC HEARING |
| AGENDA ITEM NO. : 1 |
| AGENDA ITEM: CONTINUATION OF PUBLIC HEARING FOR REVIEW OF 100 MAIN STREET ADDITION/RENOVATION |
| ITEM BACKUP DOCUMENTATION: <ul style="list-style-type: none">1. LETTER DATED FEBRUARY 13, 2020 AND PLANS/DRAWINGS FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD. TO MR. ED MANLEY/BUILDING INSPECTOR2. PB RESOLUTION 14-2019 FOR 100 MAIN STREET |

ITEM BACKUP DOCUMENTATION:

1. LETTER DATED FEBRUARY 13, 2020 AND PLANS/DRAWINGS FROM MR. PADDY STEINSCHNEIDER/GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD. TO MR. ED MANLEY/BUILDING INSPECTOR
2. PB RESOLUTION 14-2019 FOR 100 MAIN STREET

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
Cell (914) 906-4802 ■ arch329@gmail.com

February 13, 2020

Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: 100 Main Street

Dear Mr. Manley, Building Inspector:

This letter is to request that the above referenced matter be placed on the next available meeting of the Board of Trustees to conclude the Site Plan Review process for this application.

The Planning Board called for a Public Hearing, which opened at its November 1, 2018 meeting, was continued at its December 6, 2018, February 7, 2019, March 7, 2019 meetings, and which was closed at its meeting on June 6, 2019, at which time it adopted the Resolution recommending approval of the Site Plan. The recommended Site Plan was then forwarded to the Architectural and Historic Review Board (AHRB), which reviewed the current design at its first available meeting on October 28, 2019. The AHRB continued its review at its November 25, 2019, December 9, 2019, and January 13, 2020 meetings. At its January 13, 2020 meeting, the AHRB approved the design and agreed to send a letter to the Board of Trustees so confirming.

Attached please find a set of 10 sheets of drawings including the drawings recommended for approval by the Planning Board for Site Plan and the drawings approved by the AHRB for the building. These have been prepared by Gotham Design & Community Development Ltd. with the participation of Paul Petretti, P.E. for the design of the original storm drainage system and of John Dedyo, P.E. for the Site Plan. Upon an approval of the Site Plan by the Board of Trustees, Construction Documents will be prepared for submission to the Building Department, which will be prepared under the supervision and review of Sirius Miandoabi, P.E. Given our experience of previously receiving these same recommendations for approval of two previous Site Plan designs with work proceeding into Construction Documents, we hope that you can understand our preference to receive the Site Plan approval before retaining the firm that will prepare the Construction Documents this time. Any resolution adopted by the Board of Trustees should include a condition that the Construction Documents must match the design shown in the drawings approved by the AHRB.

The set of drawings includes the following sheets, which are dated as submitted to the Dobbs Ferry Board of Trustees February 13, 2020:

| | |
|---------|--|
| T1 | "Title Sheet, General Notes, Location Map, List of Drawings, Aerial Map" |
| SP 3.1 | "Existing and Proposed Storm Drainage and Utility Plans" |
| SP 4.1 | "Erosion Control Plan and Details" |
| A - 1.1 | "Site and Landscaping Plan, Zoning Analysis" |
| A - 2.1 | "First and Second Floor Plans" |
| A - 2.2 | "Third and Fourth Floor Plans" |
| A - 2.3 | "Garage Plans and Elevations" |
| A - 3.1 | "North and West Elevations, Details" |
| A - 3.2 | "South and East Elevations, Details" |
| A - 4.1 | "Building Section" |

Thank you for your time and attention.

Sincerely,

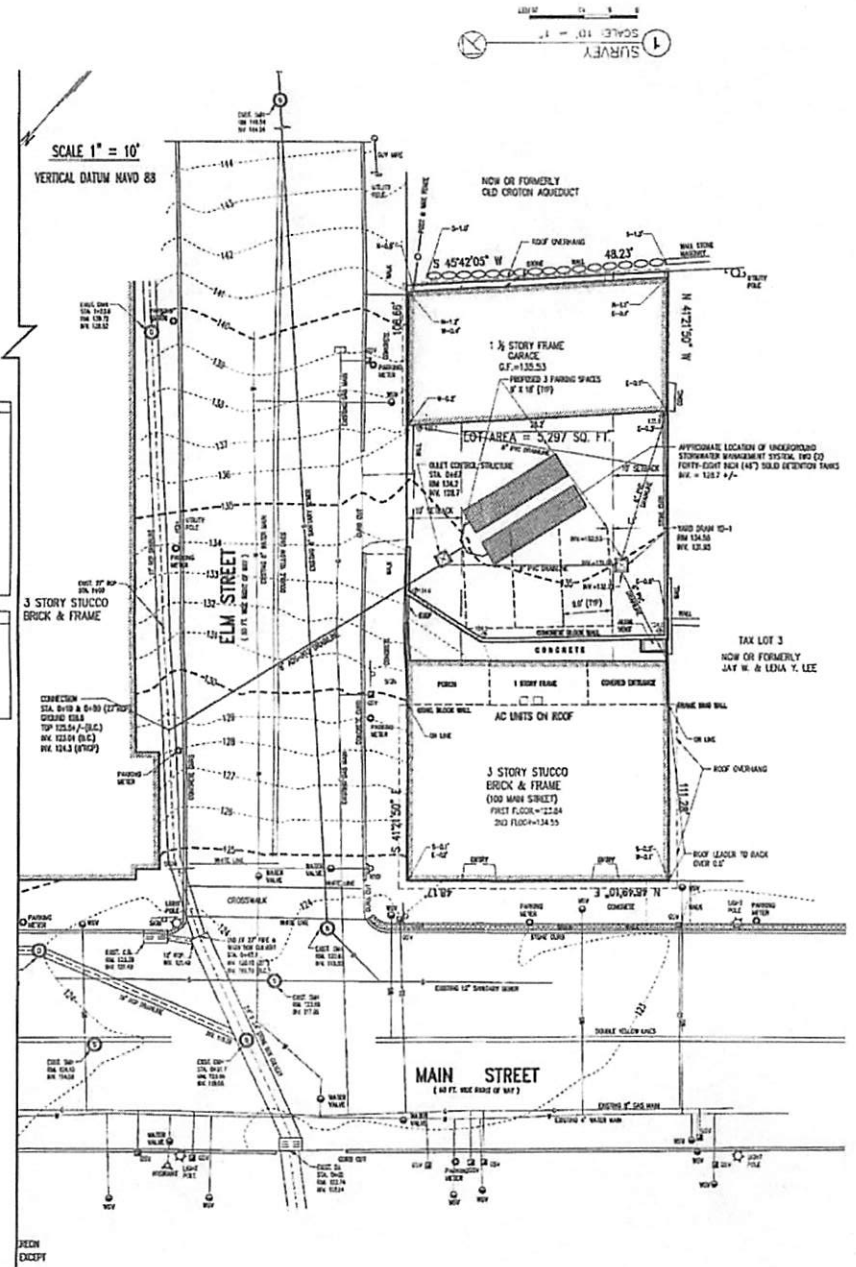
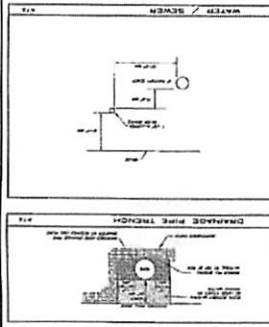
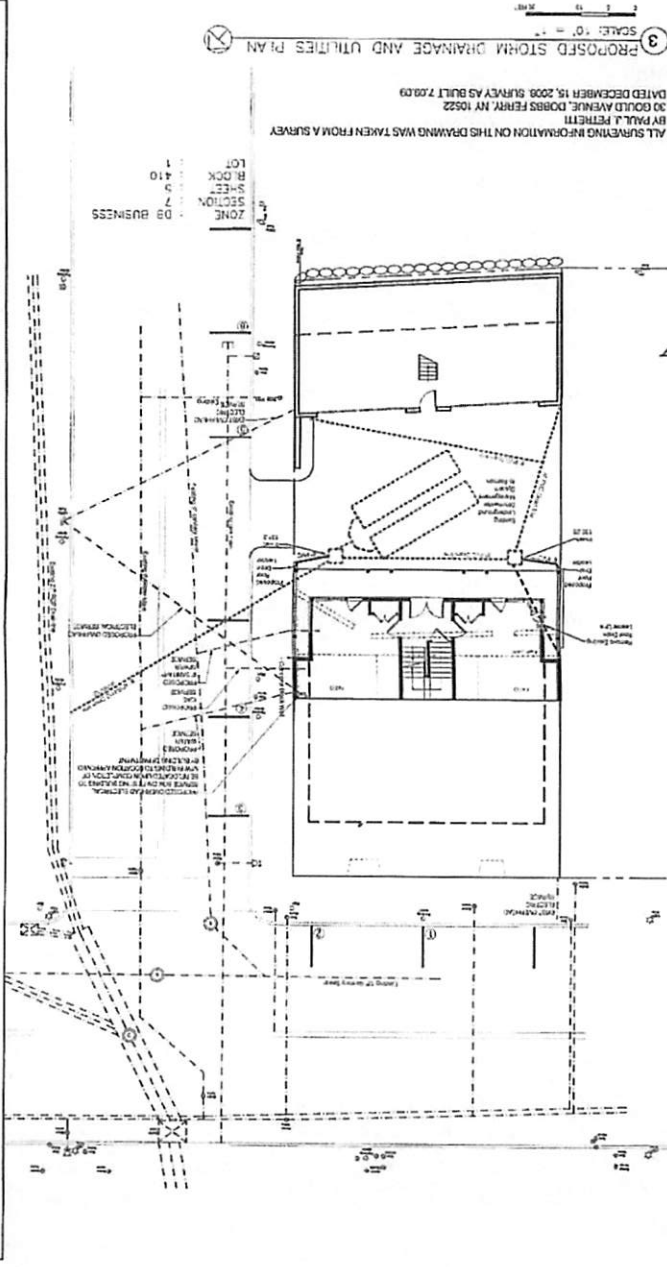

GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
Paddy Steinschneider, President
As Agent for L.M. Sutton Management Company

SP-3.1

SHEET NUMBER
APPROVED BY: [Signature]
DATE: 05/11/14
PROJECT TITLE: 100 MAIN STREET
DOORS FERRY, NY 10522

PROJECT TITLE: 100 MAIN STREET
DOORS FERRY, NY 10522
DESIGN LTD.
PROJECT NO.: 0005

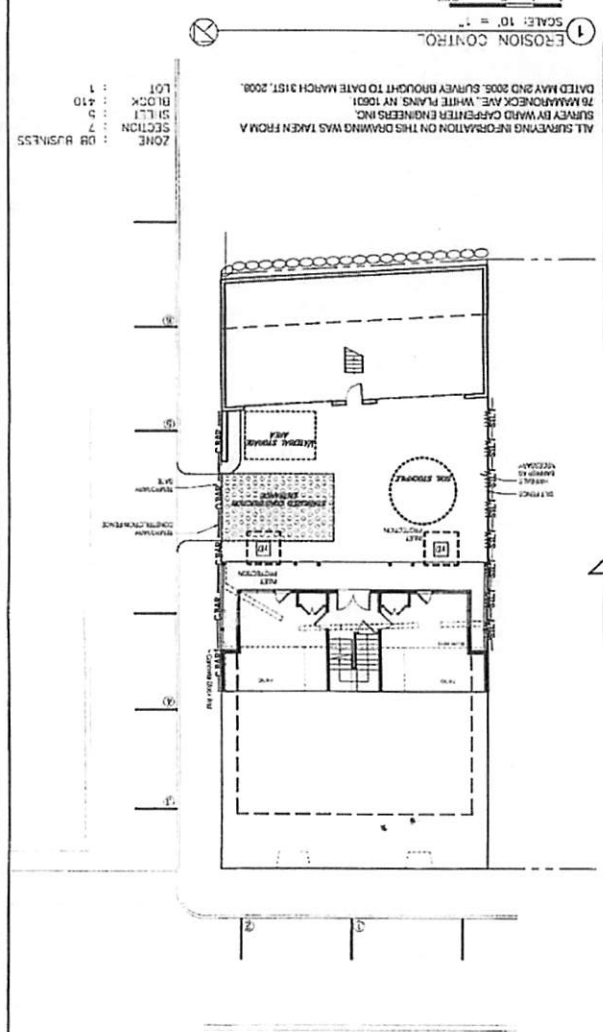
PROJECT TITLE: 100 MAIN STREET
DOORS FERRY, NY 10522
DESIGN LTD.
PROJECT NO.: 0005



SHEET NUMBER
SP-4.1
EROSION
CONTROL PLAN
SHEET TITLE

PROJECT TITLE
100 MAIN STREET
DOBS FERRY, NY 10522
DESIGN LTD.

PROJECT NO.
0805

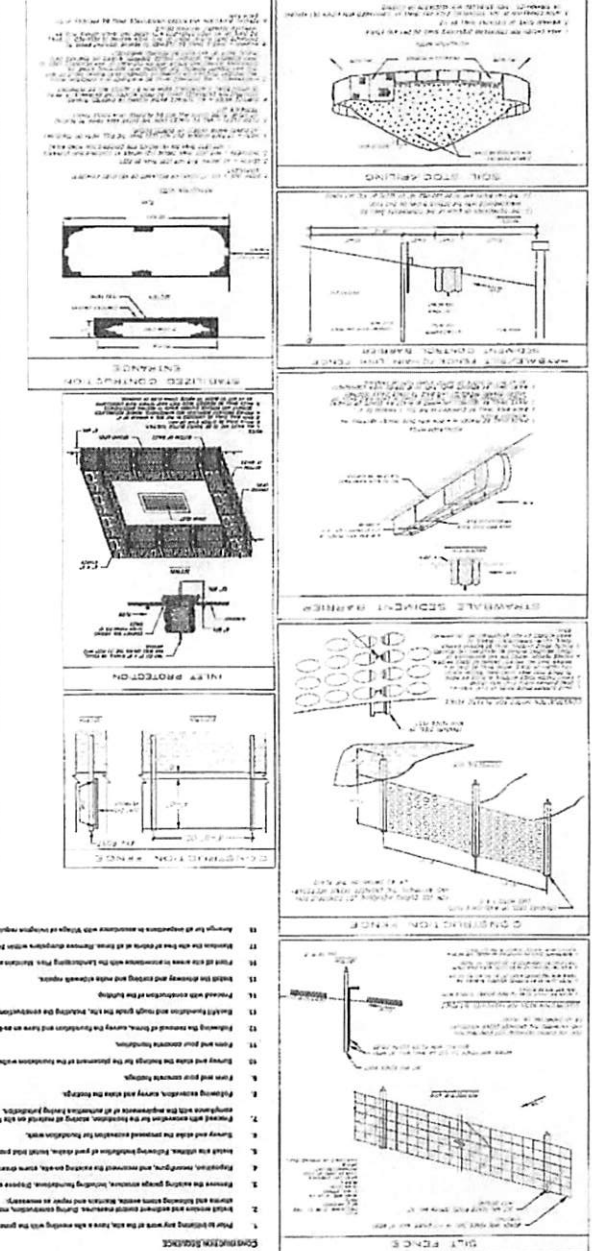


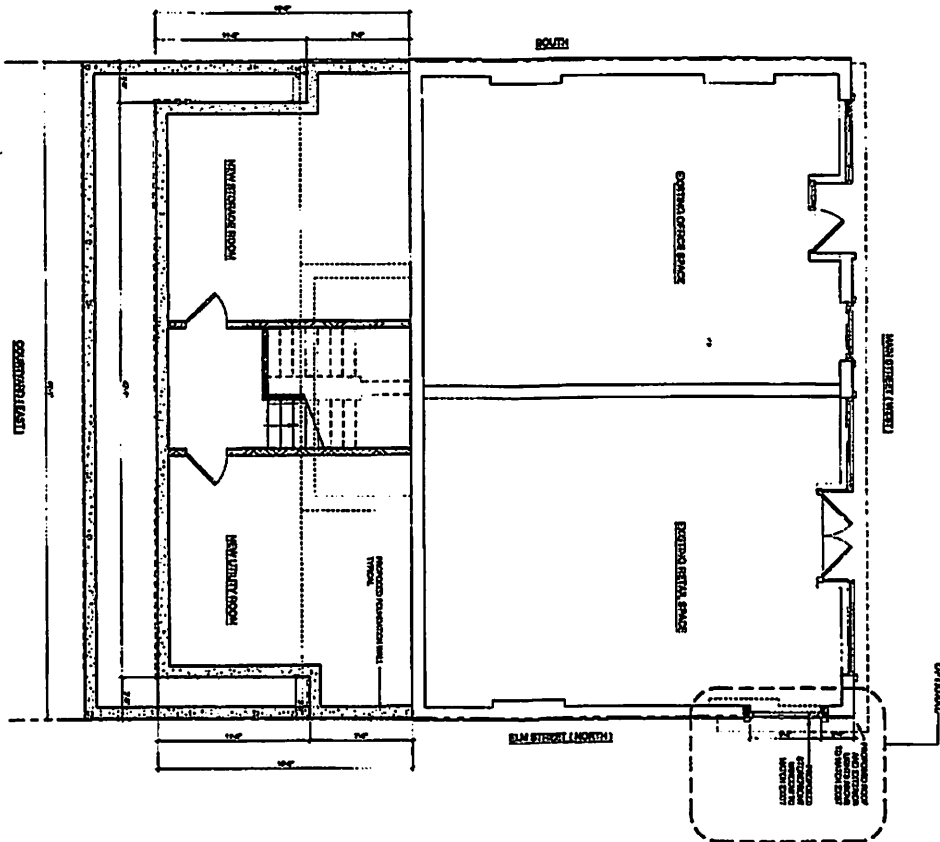
ALL SURVEYING INFORMATION ON THIS DRAWING WAS TAKEN FROM A
SURVEY BY JAMES J. JAMES, INC. DATED MAY 2005. SURVEY BOUNDARY TO DATE MARCH 31ST, 2008.
70 HAWTHORNE AVE. WHITE PLAINS, NY 10610

EROSION CONTROL
SCALE: 1" = 10'

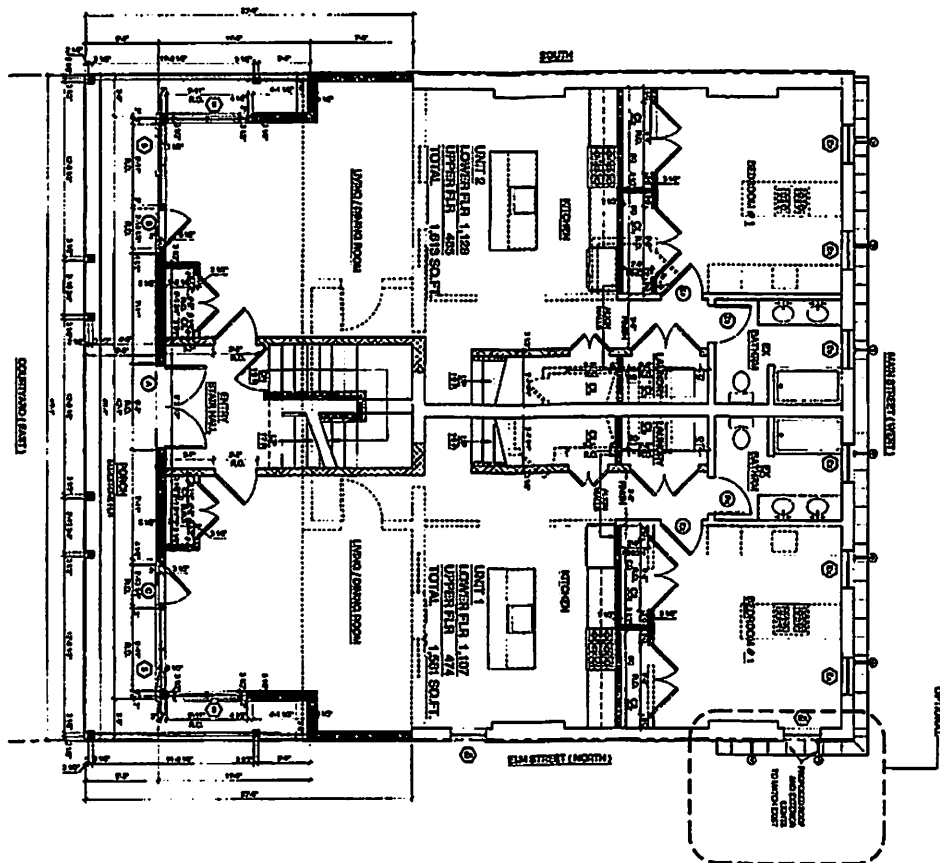
LEGEND:
 - INLET PROTECTION
 - HAY BALES
 - SILT FENCE
 - CONSTRUCTION BARRIER FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - SOIL STOCKPILE AREA
 - TREE TO BE REMOVED

NOTES:
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.
 4. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 6. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 7. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 8. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 9. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
 10. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.





1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND

EXISTING TO REMAIN
EXISTING TO BE REMOVED
NEW CONSTRUCTION

A-2.1

PROJECT
FIRST AND
SECOND FLOOR
PLANS
DRAWN BY: CS
CHECKED BY: PMS

DATE: 11/11/11

PROJECT NO.: 100

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

PROJECT TITLE:

PROJECT NO.:

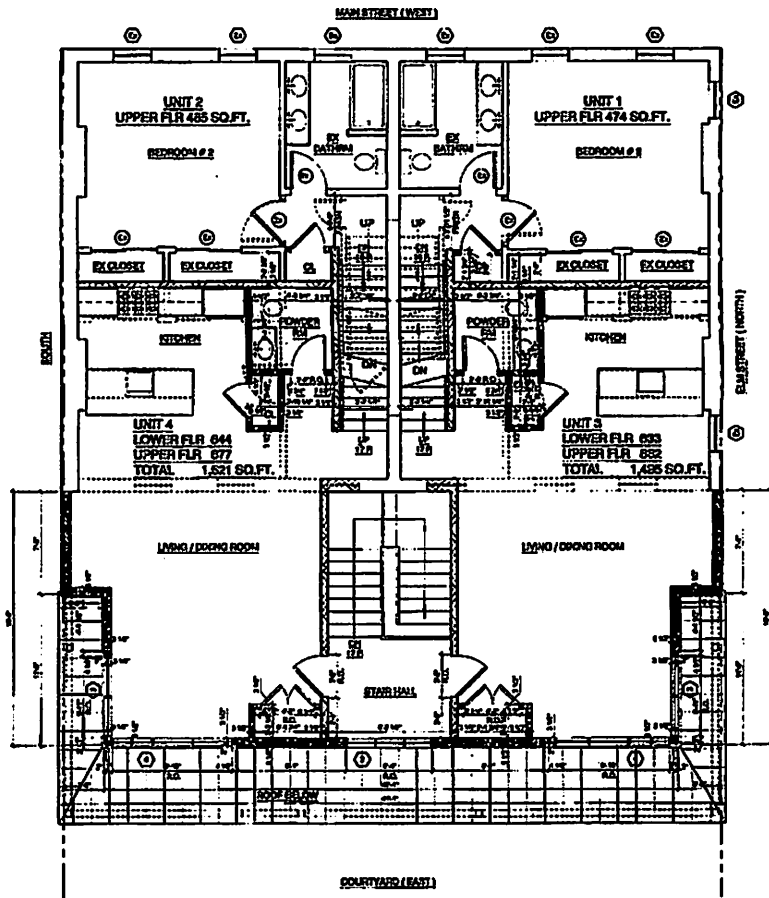
PROJECT TITLE:

PROJECT NO.:

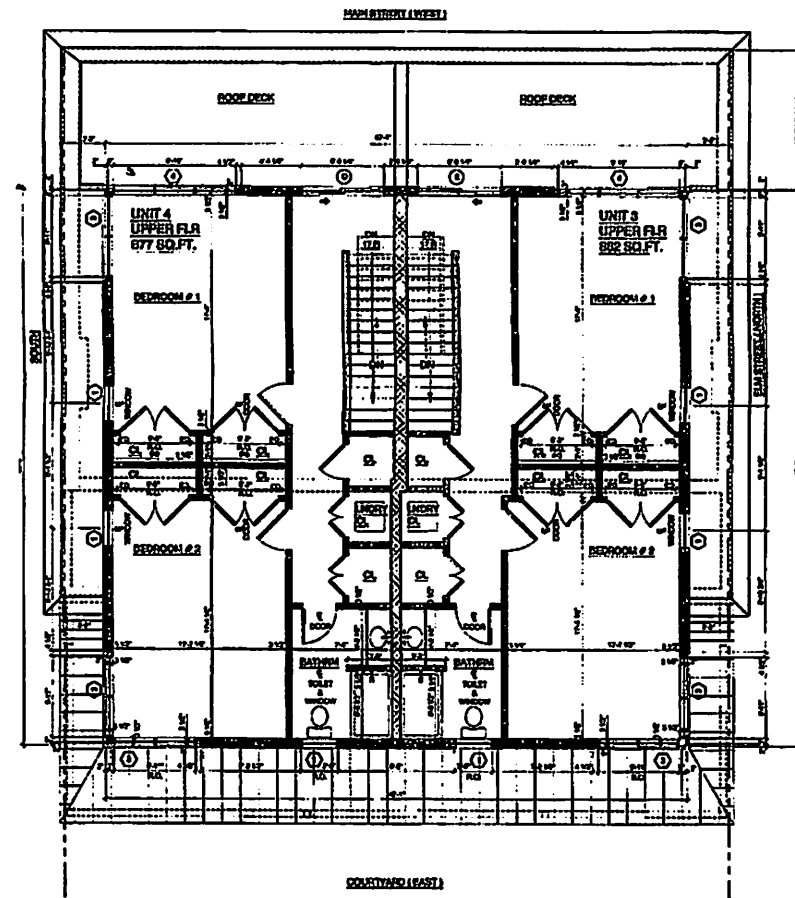
| DOOR SCHEDULE 100 MAIN STREET DOUGLASS FERRY, NY, 10022 | | | | | | | | | |
|---|------|------|------|------|------|------|------|------|------|
| NO. | SWP | NO. | NO. | NO. | NO. | NO. | NO. | NO. | NO. |
| EXTERIOR | | | | | | | | | |
| 1 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 2 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 3 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 4 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 5 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 6 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 7 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |
| 8 | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR | DOOR |

| WINDOW SCHEDULE 100 MAIN STREET DOUGLASS FERRY, NY, 10022 | | | | | | | | | |
|---|------|------|------|------|------|------|------|------|------|
| NO. | SWP | NO. | NO. | NO. | NO. | NO. | NO. | NO. | NO. |
| 1 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 2 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 3 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 4 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 5 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 6 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 7 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |
| 8 | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND | WIND |

EXTERIOR WINDOW:
 THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION 2404.1 FOR DISCRETE ESCAPE AND RESCUE OPENINGS.
 OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 57 INCHES.
 THE MINIMUM CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 20 INCHES.
 THE MINIMUM CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
 THE MINIMUM CLEAR HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.



THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 3 4



LEGEND
 DOTTED LINE TO REMAIN
 DASHED LINE TO REMAIN
 SOLID LINE TO REMAIN

FOURTH FLOOR PLAN
 SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET
 0 1 2 3 4

PROJECT

100 MAIN STREET

DOUGLASS FERRY, NY 10022

PROJECT

0005

GOTHAM

DESIGN LTD.

320 Broadway

Douglas Ferry, N.Y. 10022

Phone: (914) 630-6000

Fax: (914) 630-6300

e-mail: gtd@gothamdesign.com

SUBMITTED

01-02-2003

TO ARCH

03-13-2003

SUBMITTED

TO BOARD OF TRUSTEES

SHEET TITLE

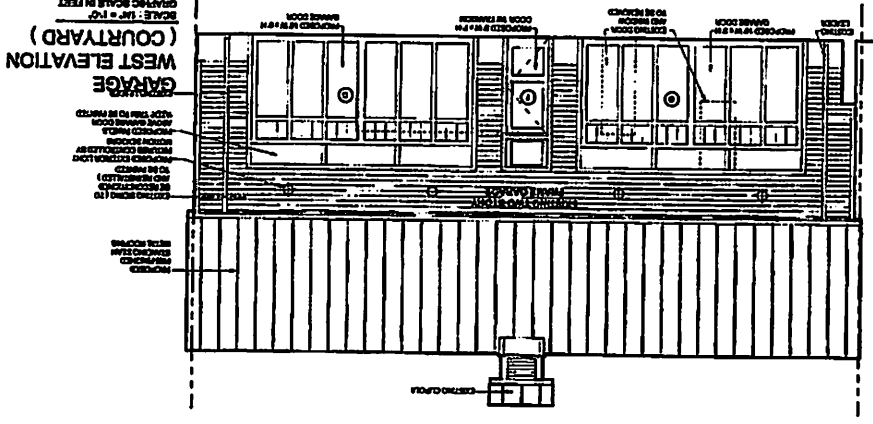
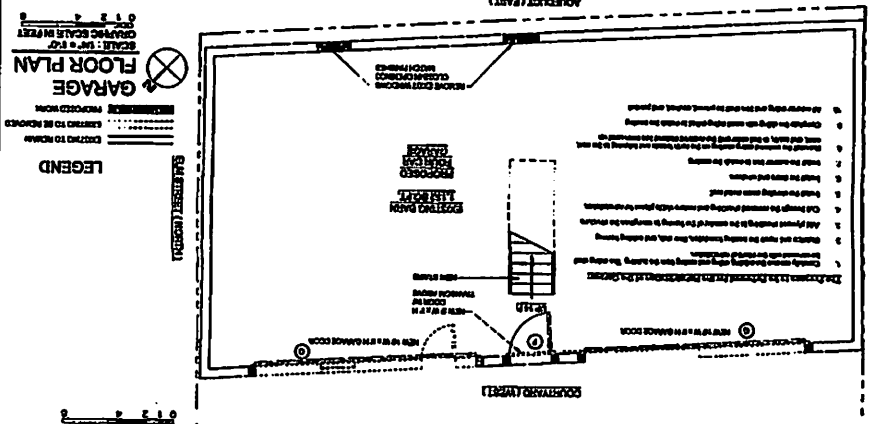
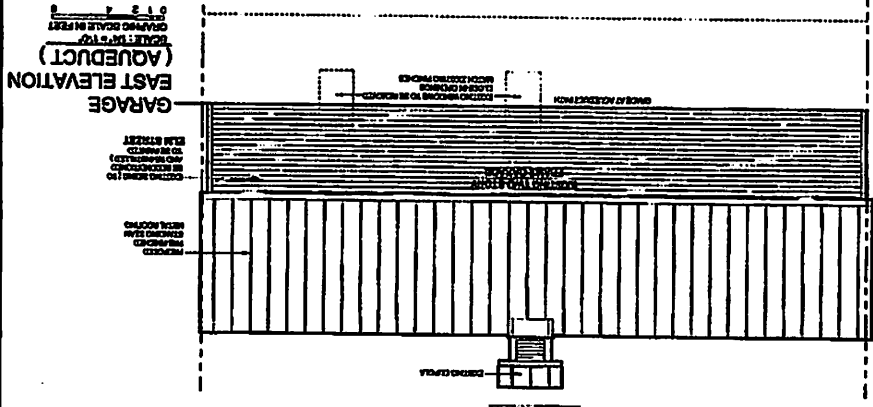
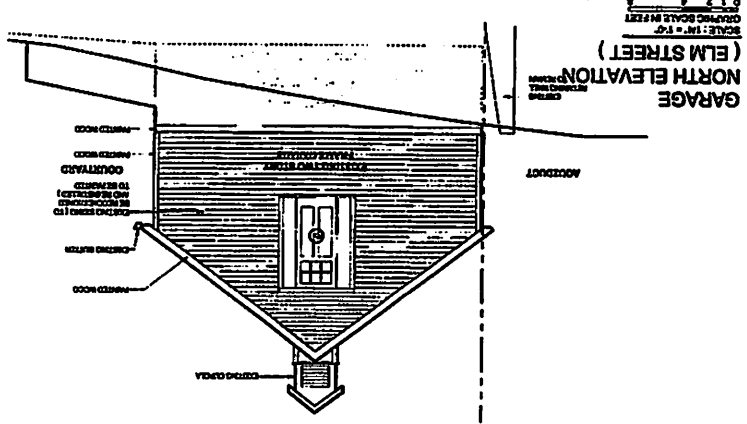
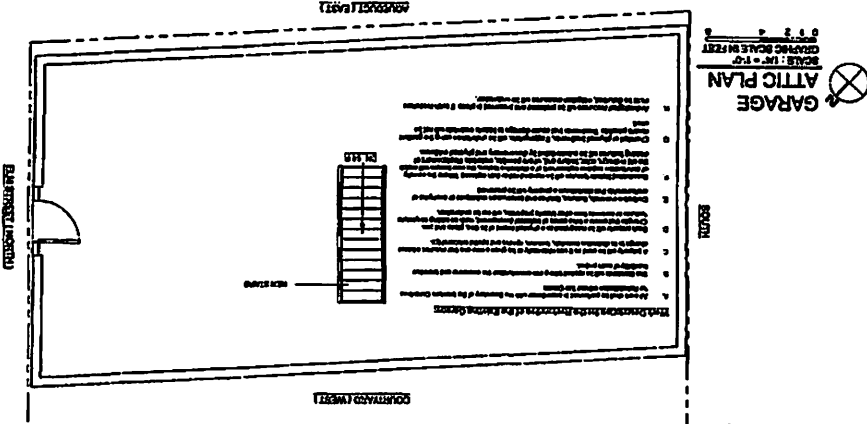
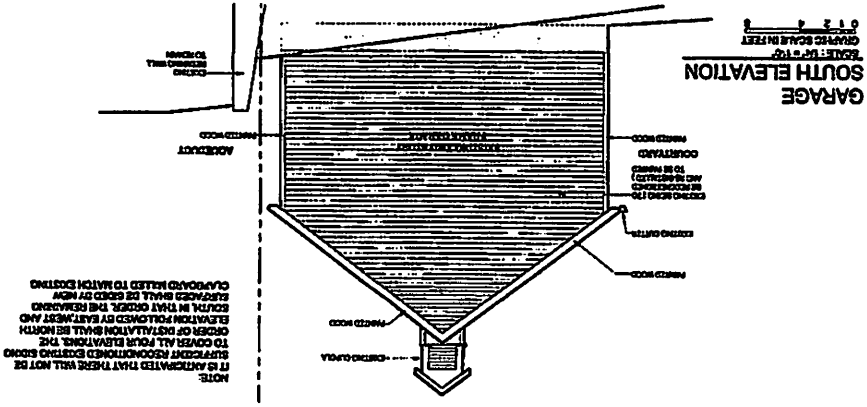
THIRD AND FOURTH FLOOR PLANS

DRAWN BY: CS

APPROVED BY: PMS

SHEET NUMBER

A-2.2



A-2.3

PROJECT TITLE
100 MAIN STREET
DOORS REPAIR, NY 10022

PROJECT NO.
0005

DESIGN LTD.
GOTHAM

222 Broadway
Dublin Ferry, NY, 10022
Phone: (718) 333-3333
Fax: (718) 333-3333
E-mail: info@gothamdesign.com

APPROVED BY: PHS

DESIGN TITLE
GARAGE
PLANS AND
ELEVATIONS
DRAWN BY: GS

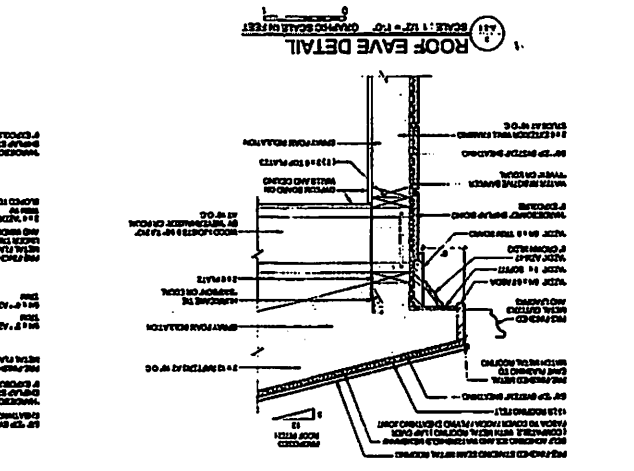
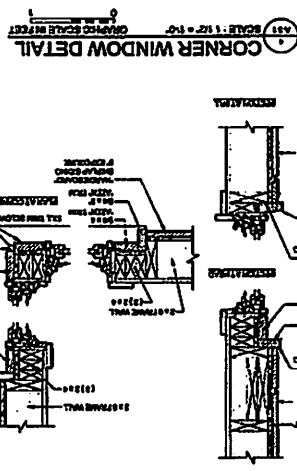
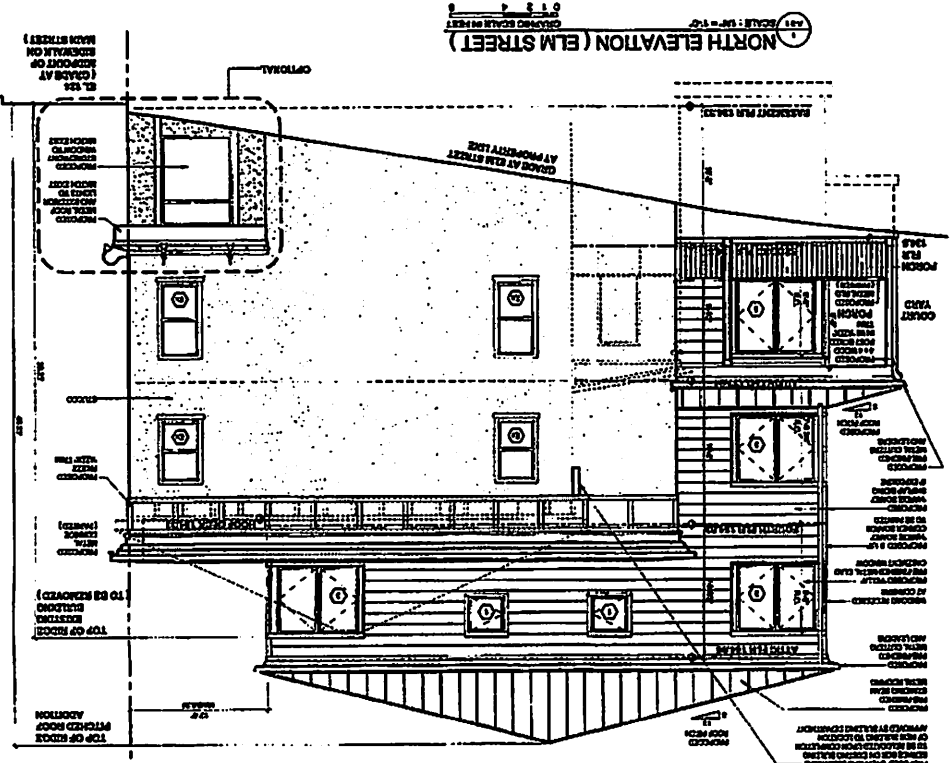
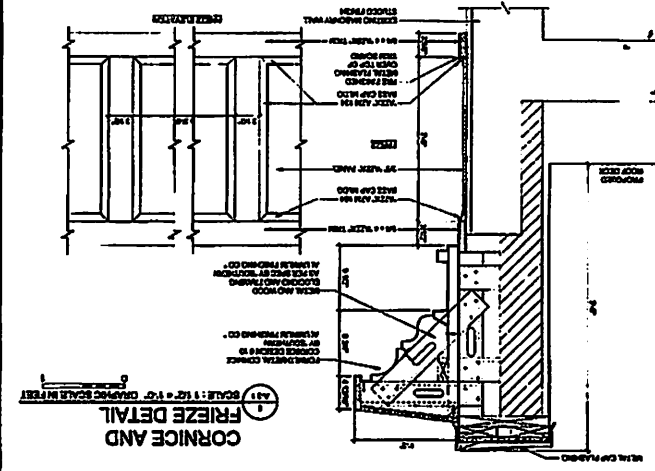
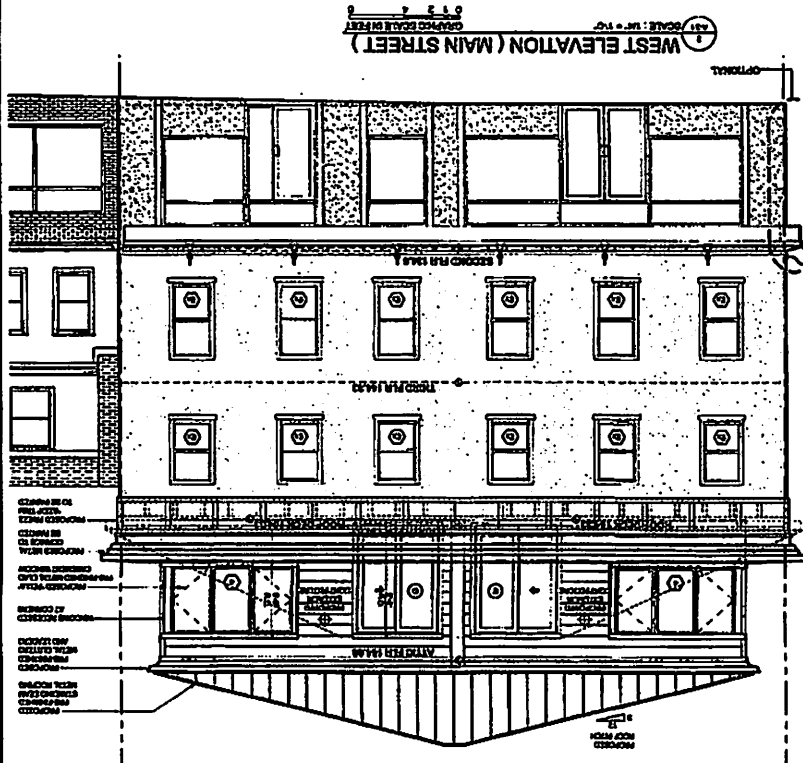
A-3.1

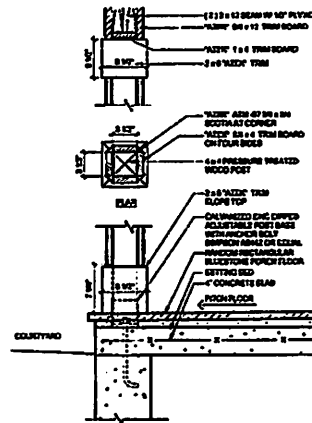
SHEET NUMBER
APPROVED BY: PMS
DRAWN BY: CS
NORTH AND WEST
ELEVATIONS

DESIGN TITLE
100 MAIN STREET
DOUGLAS, NY 10822
229 Broadway
DOUGLAS, NY 10822
Phone: (718) 623-6000
Fax: (718) 623-6000
E-Mail: info@gothamdesign.com

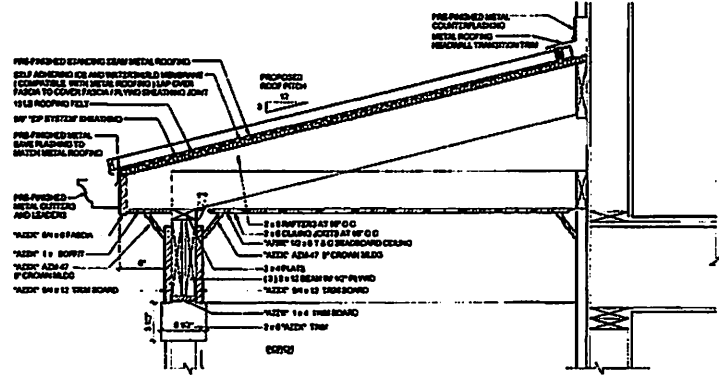
GOtham
DESIGN LTD.

PROJECT
100 MAIN STREET
DOUGLAS, NY 10822
PROJECT
NO. 0003

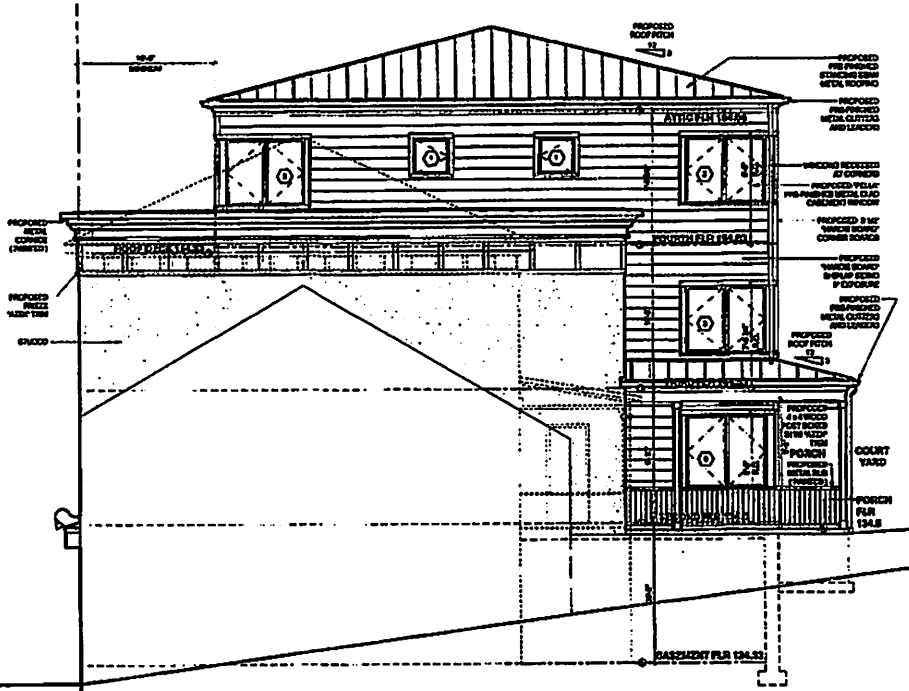




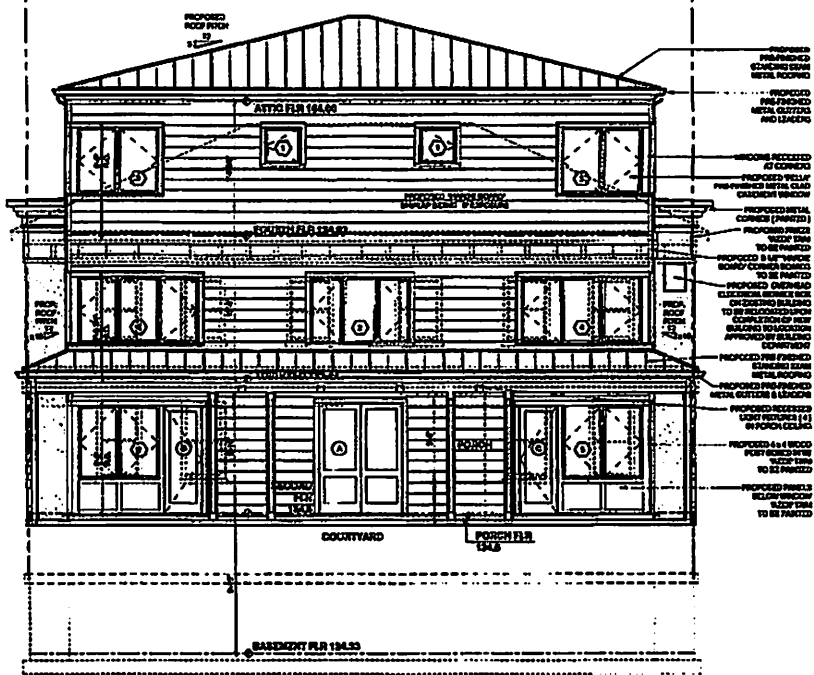
2 PORCH POST DETAIL
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET



3 PORCH ROOF DETAIL
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET



4 EAST ELEVATION (COURTYARD)
SCALE: 1/4" = 1'-0" GRAPHIC SCALE IN FEET

PROJECT: 100 MAIN STREET
TITLE: DOBBS FERRY, NY 10322
PROJECT NO.: 0005

GOTHAM DESIGN LTD.

329 Broadway
Dobbs Ferry, N.Y. 10322
Phone: (914) 620-0020
Fax: (914) 620-4300
www.gdny.com

DESIGNED BY: G3
DRAWN BY: G3
APPROVED BY: FR3

PERMITTED TO: 04-13-2022
RECEIVED: 04-13-2022
DATE: 04-13-2022
PROJECT: 100 MAIN STREET
TITLE: DOBBS FERRY, NY 10322
PROJECT NO.: 0005

SHEET TITLE: SOUTH AND EAST ELEVATIONS
DRAWN BY: G3
APPROVED BY: FR3

SHEET NUMBER: A-3.2

1 BUILDING SECTION
GRAPHIC SCALE IN FEET
 0 1 2 4 8
SCALE: 1/4" = 1'-0"



VILLAGE OF DOBBS FERRY

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

RESOLUTION 14-2019

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD
RECOMMENDATION TO THE BOARD OF TRUSTEES REGARDING THE SITE
PLAN APPLICATION FOR A PROPOSED BUILDING AT 100 MAIN STREET**

WHEREAS, in a resolution dated May 5, 2016 the Village of Dobbs Ferry Planning Board recommended that the subject application as then presented be approved with a number of enumerated conditions; and

WHEREAS, the project did not move forward in the form as reviewed by the Planning Board at their May 2016 meeting, and subsequently a series of revised proposals were submitted to the Planning Board for their review; and

WHEREAS, the applicant was encouraged by Planning Board members and members of the public to consider preserving the existing garage structure as part of the overall plan development in addition to addressing concerns related to building massing, onsite parking and visual impacts to the Old Croton Aqueduct; and

WHEREAS, subsequently the applicant has attempted to respond to the issues and considerations noted above and has submitted plans and documents for this latest review as listed herein:

- “Title Sheet”, Revised 5/16/19, Sheet T-1 O.
- “Site Plan and Landscaping Plan”, Revised 5/16/19, Sheet SP-1.1 O.
- “Elevations and Sections”, Revised 5/16/19, Sheet SP-2.1 O.
- “Existing and Proposed Storm Drainage and Utilities Plan”, Revised 5/16/19, Sheet SP-3.1 O.
- “Erosion Control Plan”, Revised 5/16/19, Sheet SP-4.1 O.
- “Elevations and Sections”, Revised 5/16/19, Sheet SP-2.1 O Alternate Pitched Roof.
- “Site Plan and Landscaping Plan”, Revised 5/16/19, Sheet SP-1.1 O Alternate Cut Back on Elms Street.
- “Elevations and Sections”, Revised 5/16/19, Sheet SP-2.1 O Alternate Cut Back on Elm Street.

WHEREAS, following an April 4 and May 2, 2019 plan presentation, a public hearing on these revised plans was held on June 6, 2019 to provide for both public input and discussion by and between members of the Planning Board; and

WHEREAS, the revised plan – herein “preferred alternate plan” proposes the preservation of the garage building, noting that, while the building has been determined to be ineligible for historic preservation listing, it adds to the “character and sense of place” along the Old Croton Aqueduct,

and is therefore deemed worthy of protection and preservation in accord with the Secretary of Interior standards; and

WHEREAS, the Planning Board members at their May 2, 2019 meeting indicated a preference for recommending the utilization of certain waivers from the strict application of the zoning ordinance regarding the provision of a certain number of onsite parking spaces, setback from the OCA to permit the garage to remain in its current non-compliant location, and flexibility regarding the interpretation of permitted height for the main building as it fronts on Main Street; and

NOW THEREFORE BE IT RESOLVED, that the Village of Dobbs Ferry Planning Board notes that the proposed changes in the “preferred alternate plan” addresses its prior concern that the existing garage building was to be demolished and its objection to the massing and overall height of the subject project and recommends that the Board of Trustees grant the necessary waivers from the strict application of the zoning code as noted above; and

BE IT FURTHER RESOLVED, that the Village of Dobbs Ferry Planning Board recommends that the Board of Trustees grant site plan approval for the “preferred alternate plan” and that the following conditions be strictly adhered to:

1. The final design treatment of the “preferred alternate plan” building should incorporate comment from the Architectural and Historic Review Board subject to the final determination of the Board of Trustees.
2. As the “preferred alternate plan” calls for the preservation and use of the existing garage structure for the parking of four vehicles and some limited second floor storage, care must be taken to protect the building from on site construction activities. Extensive damage to this building from either its renovation or other site and building construction work that would necessitate its demolition should yield this site plan null and void.
3. The project calls for the development of a “courtyard” area which serves to provide access to the four car garage as noted above and as a quiet space between the garage and the main building which can serve as a sitting area. In order to serve this dual purpose no vehicles or equipment should be permitted to be stored on the planned brick paved courtyard. Additionally, the pavers should be of a type and quality as to be able to withstand periodic power washing and cleaning to ensure continued usefulness.
4. Due to the project’s location abutting the Old Croton Aqueduct, this application is a Type 1 action under SEQRA and protection of the Aqueduct retaining wall should be noted on the plan. The applicant indicated that a maintenance agreement will be offered to New York State to permit access to the subject property for the purpose of repairs and maintenance of the retaining wall. This maintenance access agreement will now be limited to those areas that can be reached without damaging the restored garage.
5. The project calls for a site development that results in an almost 100% impervious surface. To mitigate this condition, the applicant should be required to explore with the NYS parks office potential enhancement and maintenance of the vegetation on the OCA where it abuts the subject property.


6. The applicant shall comply with the conditions enumerated in the James J. Hahn Engineering, P.C. memorandum dated October 8, 2015 and updated June 6, 2019 to the satisfaction of the Village Engineer.
7. All applicable provisions of the Site Plan Regulations and other applicable County and State regulations shall be met.
8. As the proposed development will produce two additional residential units and no onsite recreational amenities are provided, a recreation fee of \$20,000 should be paid to the Village to be placed in the recreation fee fund account, and this together with all required site plan and consultant review fees shall be paid prior to the issuance of a building permit.
9. Prior to the issuance of a Building Permit, a site construction and restoration bond drawn to the satisfaction of the Building Inspector should be provided and include work to take place on the applicant's property as well as any work to be performed in the adjoining right of ways. Said bond shall convert into a one year site maintenance bond at the close of construction.
10. The following language shall be added to the plan:
 "Approved subject to all requirements and conditions of a Resolution dated June 6, 2019, of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the board of Trustees, shall void this approval".

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of June 6, 2019.

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 |
| ANNA MARKOWITZ | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> ABSTAIN | <input type="checkbox"/> RECUSE | <input type="checkbox"/> ABSENT/EXCUSED |
| LAURA HAUPT - ALTERNATE | <input 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 | 0 ABSENT/EXCUSED |
| RESULT: | MOTION: PASSES | | | | |

I hereby attest that the above Resolution was approved by the Planning Board at its June 6, 2019 Meeting, and that I have been authorized to sign this Resolution by decision of the Planning Board.


 Chairman Hunter

6-6-2019
 Date