



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: AUGUST 11, 2020
AGENDA ITEM SECTION: PUBLIC HEARING
AGENDA ITEM NO. : 2
AGENDA ITEM: CONTINUATION OF PUBLIC HEARING FOR REVIEW OF THE APPLICATION OF 41 CEDAR STREET
ITEM BACKUP DOCUMENTATION: 1. LETTER DATED AUGUST 3, 2020 FROM MS. LINDA WHITEHEAD/ATTORNEY TO MAYOR VINCENT ROSSILLO AND THE BOARD OF TRUSTEES 2. 41 CEDAR STREET - PLANS

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August 3, 2020



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

Re: Cedar Commons – 41 Cedar Street

Dear Mayor Rossillo and Members of the Board:

As you are aware, this firm represents Cedar Commons, LLC, the owner of the property located at 41 Cedar Street (a/k/a 43-45 Cedar Street) (the "Property"). We are writing to follow up on the discussion at your July 14, 2020 meeting and the July 21, 2020 joint meeting with the Planning Board and AHRB and to provide revised plans with the revisions outlined below.

The plans provided herewith have been revised to address concerns raised at the July meetings with the changes as follows:

- 2-Bedroom affordable units are now 80% of area of the average of the market rate units as required by the Code, and calculations have been added to the plans.
- The fourth floor has been reduced to a floor area which is 50% of third floor below.
- The bulkhead has been reduced in size to 10% of the fourth-floor roof area.
- The overall height of Building has been reduced to 45'0" to meet the maximum required by Code.

These revisions reduce the overall bulk of the building by reducing the height as well as the massing of the fourth floor and bulkhead. The previously requested waiver for building height is no longer necessary. A waiver is still required for one parking space and to permit the three retail parking spaces to be located on the street. As we have previously stated, this will result in less demand for on-street parking than exists today with no off-street parking currently provided. Our client is willing to pay the PILOP for all four of these parking spaces.

As has been discussed, our client will be providing an automated pedestrian alert system at the garage entrance and we agree that this should be a condition of the site plan approval.

Our client has also retained a landscape architect to assist with the final design of the landscape plan. Initial suggestions made by the landscape architect have been incorporated into the revised plan submitted herewith. As was discussed, we will agree to a condition that a final landscape plan be developed in consultation with the Village's landscape architect and Zion Church, to the satisfaction of the Village's landscape architect.

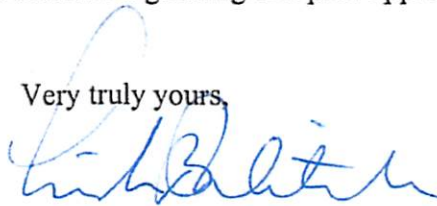
Also submitted herewith are the photos taken from various points on the Aqueduct looking towards the site as shown to you at the July 21 meeting. As noted, except where the Aqueduct crosses Cedar Street, the property is not visible.

We have also provided a section across the South Presbyterian Church property to the site. As was discussed, the top two floors at the rear of the building will be visible from the parking lot at South Presbyterian Church. The existing building is also visible from this location.

As we have discussed, the proposed project provides many benefits to the Village of Dobbs Ferry including those set forth in the Vision Plan. Additional residences, including three affordable units, will be provided in the downtown. The new residents will bring significant spending power and add to the vitality of downtown meeting the goals of the Vision Plan. The new construction will be attractive and in keeping with the character of Cedar Street as determined by both the Planning Board and the AHRB and be an improvement over the existing condition. A new pocket park and new landscaping will be provided for the benefit of the Village and Zion Episcopal Church. Lastly, and of great significance in the current economic climate, the project will generate a significant increase in tax revenues to the Village and the school district. All of these benefits are objectives set forth in the Vision Plan.

We look forward to the continuation of the public hearing on this matter at your August 11, 2020 meeting and request that at that meeting you close the public hearing and direct the preparation of a negative declaration under SEQRA and a resolution granting site plan approval. Thank you for your continued cooperation.

Very truly yours,



Linda B. Whitehead

Enclosures

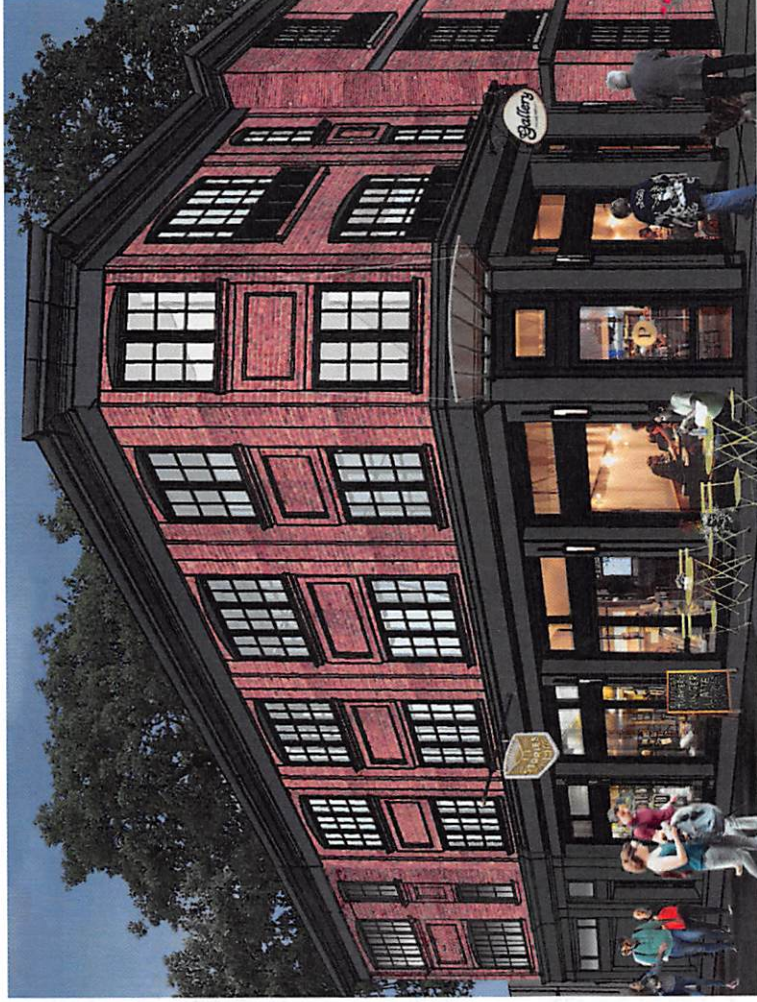
cc: Cosmo Marfione, BDC Group
Christina Griffin
David Smith

CEDAR COMMONS

43-45 CEDAR STREET, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



BOT REVISIONS - 8-3-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	
THE BDC GROUP C/O MCD. MARFONE, P.E. 3000 PARKWAY DRIVE, SUITE 404 WHITE PLAINS, NY 10606 877.233.4767 cmarfone@bdcgroup.com	CGA STUDIO CHRISTINA GRIFFIN, AIA, LEED AP, CMHC 100 HOLLWOOD STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgastudio.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 46 HOLLWOOD ROAD, SUITE 201 ELMSFORD, NEW YORK 10523 914.699.0420 michael@hudsonec.com	PLANNING & DEVELOPMENT ADVISORS DAVID B. SMITH, PRINCIPAL 101 LEE AVENUE YONKERS, NEW YORK 10705 914.552.8413 davidbsmith1952@gmail.com	PROVIDENT DESIGN ENGINEERING CARLITO HOLI, P.E., PTDE PARTNER/SENIOR PROJECT MANAGER 7 SKYLINE DRIVE HAWTHORNE, NY 10532 914.592.4040 choi@pdresults.com	BOARD OF TRUSTEES SUBMISSION 4-22-19 BOARD OF TRUSTEES PRESENTATION 4-23-19 PLANNING BOARD PRE-SUBMISSION 5-16-19 PLANNING BOARD SUBMISSION 7-03-19 PLANNING BOARD PRESENTATION 7-26-19 PLANNING BOARD SUBMISSION 8-08-19 A/RB SUBMISSION 9-12-19 A/RB REVISED SUBMISSION 11-18-19 BOT SUBMISSION 3-3-20 BOT REVISED SUBMISSION 5-18-20 BOT REVISED SUBMISSION 6-16-20 BOT REVISED SUBMISSION 7-06-20 BOT/PA/RB SUBMISSION 7-17-20 BOT REVISED SUBMISSION 8-3-20	LIST OF DRAWINGS	LIST OF DRAWINGS
						A-0 TITLE SHEET S-1 ZONING COMPLIANCE PHOTOS OF EXIST. COND. R-1 SITE PLAN / PLANTING PLAN R-1 3D RENDERING, COLOR SCHEME C-2 SITE PLAN / STORMWATER MANAGEMENT PLAN C-3 ENGINEERING DETAILS A-2 FIRST FLOOR PLAN A-3 SECOND & THIRD FLOOR PLAN A-4 NORTH ELEVATION - COLOR SCHEME A-5 WEST ELEVATION - COLOR SCHEME A-6 SOUTH ELEVATION - COLOR SCHEME A-7 SOUTH ELEVATION - COLOR SCHEME A-8 EAST ELEVATION - COLOR SCHEME A-9 BUILDING SECTION - COLOR SCHEME A-10 BUILDING SECTION - COLOR SCHEME A-11 WALL SECTION, EXTERIOR DETAILS	A-12 WALL SECTION, EXTERIOR DETAILS A-13 WALL SECTION, EXTERIOR DETAILS L-1 LANDSCAPE PLAN V-0 STREETSCAPE SCHEME B - PARKING AT GROUND FLOOR / 14TH STORY S/HAC ZONING COMPLIANCE PHOTOS OF EXIST. COND. A-14 SECOND & THIRD FLOOR PLAN A-15 SECOND & THIRD FLOOR PLAN A-16 NORTH ELEVATION A-17 WEST ELEVATION A-18 WEST ELEVATION A-19 SOUTH ELEVATION A-20 EAST ELEVATION V-0 STREETSCAPE V-1 - V-7 SECTION ELEVATIONS FROM VR V-8 SECTION ELEVATIONS FROM VR C-2-ALT - SCHEME B - SCHEMATIC STORMWATER MANAGEMENT PLAN

ZONING DATA - DESIGN B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11
	REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL
MINIMUM MARKET RATE UNIT SIZE	600 SF PER UNIT	-	1,331-1,789 SF PER UNIT
MAXIMUM BUILDING COVERAGE	80%	+/-74%	79% (SEE COVERAGE CALC, SHEET S-1)
MAXIMUM IMPERVIOUS COVERAGE	100%	+/-86%	94%
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	-	4 STORIES / 45 FT (TOP OF BUILDING)
MAXIMUM AREA OF 4TH FLOOR	4 STORIES / 45 FT IF APPROVED BY BOT	-	AREA OF 3RD FLOOR: 10,299 SF AREA OF 4TH FLOOR: 5,140 SF (50% OF 3RD FL.)
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA FOR 3-STORY BUILDING	-	AREA OF 4TH FLOOR: 5,140 SF AREA OF BULKHEAD: 514 SF (10% OF 4TH FL.)
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	0 FT	0 FT	15 FT TO PRINC. BLDG. / 9.0 FT TO BALCONY
SIDE ONE	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO GARAGE
SIDE TWO	0 FT	0 FT	0 FT
TOTAL OF TWO SIDES	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO BALCONY
DRIVEWAY SLOPE	14%	N/A	3-5%
PARKING			
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + ½ PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF FLOOR AREA	RESIDENTIAL: 1 PER DWELLING UNIT + ½ PER BEDROOM RETAIL: 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = 26 SPACES TOTAL PROVIDED SCHEME B RESIDENTIAL: 1 PER DWELLING UNIT + ½ PER BEDROOM (30 BEDROOMS TOTAL) = 16 + 7.5 = 24 SPACES RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES 27 SPACES TOTAL REQUIRED
AFFORDABLE HOUSING REQUIREMENTS			
NUMBER OF AFFORDABLE UNITS REQUIRED: (2) 2-BEDROOM UNITS	AVERAGE SIZE OF MARKET RATE 2-BEDROOM UNIT UNIT 3 1,327 SF UNIT 4 1,519 SF UNIT 5 1,549 SF UNIT 6 1,465 SF UNIT 7 1,470 SF UNIT 9 1,789 SF UNIT 10 1,749 SF	UNIT 10 1,749 SF UNIT 11 1,400 SF UNIT 12 1,534 SF UNIT 13 1,470 SF UNIT 14 1,436 SF UNIT 15 1,331 SF UNIT 16 1,376 SF TOTAL 19,415 SF / 13 UNITS = 1,494 SF	SIZE OF AFFORDABLE UNITS Affordable Unit #1 UNIT 1 - 2-bedroom/2-bath 1,123 SF + 227 SF BALCONY 1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF Affordable Unit #2 UNIT 8 - 2-bedroom/2-bath 1,123 SF + 227 SF BALCONY 1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF Affordable Unit #3 UNIT 2 - Studio 493 SF + 83 SF BALCONY (450 SF MIN. REQUIRED FOR AFFORDABLE STUDIO)
NUMBER OF AFFORDABLE UNITS PROVIDED: (2) 2-BEDROOM UNITS (1) STUDIO			
REQUIRED AREA OF AFFORDABLE UNITS AFFORDABLE UNITS REQUIRED TO BE MIN. 80% AREA OF COMPARABLE MARKET RATE UNIT 80% OF AVERAGE SIZE MARKET RATE UNIT (1,494 SF) = 1,195 SF			

UNIT AREA CALCULATIONS - DESIGN B	
SECOND FLOOR	UNIT 9 2-bedroom/2.5 bath 1,789 SF + 102 SF BALCONY
UNIT 1 2-bedroom/2-bath Affordable Unit #1 1,123 SF + 227 SF BALCONY 1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF (1,195 SF MIN. REQUIRED)	UNIT 10 2-bedroom/2.5 bath 1,749 SF + 62 SF BALCONY
UNIT 2 Studio Affordable Unit #2 493 SF + 83 SF BALCONY (450 SF MIN REQUIRED)	UNIT 11 2-bedroom/2.5 bath 1,400 SF 62 SF BALCONY
UNIT 3 2-bedroom/2 bath (CORNER UNIT #3 AT REAR/ALLEY)	UNIT 12 2-bedroom/2.5 bath 1,534 SF
UNIT 4 2-bedroom/2.5 bath 1,519 SF + 759 SF TERRACE	UNIT 13 2-bedroom/2.5 bath 1,470 SF
UNIT 5 2-bedroom/2.5 bath 1,549 SF + 346 SF TERRACE	FOURTH FLOOR
UNIT 6 2-bedroom/2.5 bath 1,465 SF	UNIT 14 2-bedroom/2.5 bath 1,436 SF + 753 SF ROOF DECK + PRIVATE ROOF DECK AT ROOF ABOVE
UNIT 7 2-bedroom/2.5 bath 1,470 SF	UNIT 15 2-bedroom/2.5 bath 1,331 SF + 489 SF ROOF DECK + PRIVATE ROOF DECK AT ROOF ABOVE
THIRD FLOOR	UNIT 16 2-bedroom/2.5 bath 1,376 SF + 682 SF ROOF DECK + PRIVATE ROOF DECK AT ROOF ABOVE
UNIT 8 2-bedroom/2-bath Affordable Unit #3 1,123 SF + 227 SF BALCONY 1,123 + 1/3 BALCONY ALLOWANCE (75 SF) = 1,198 SF (1,195 SF MIN. REQUIRED)	

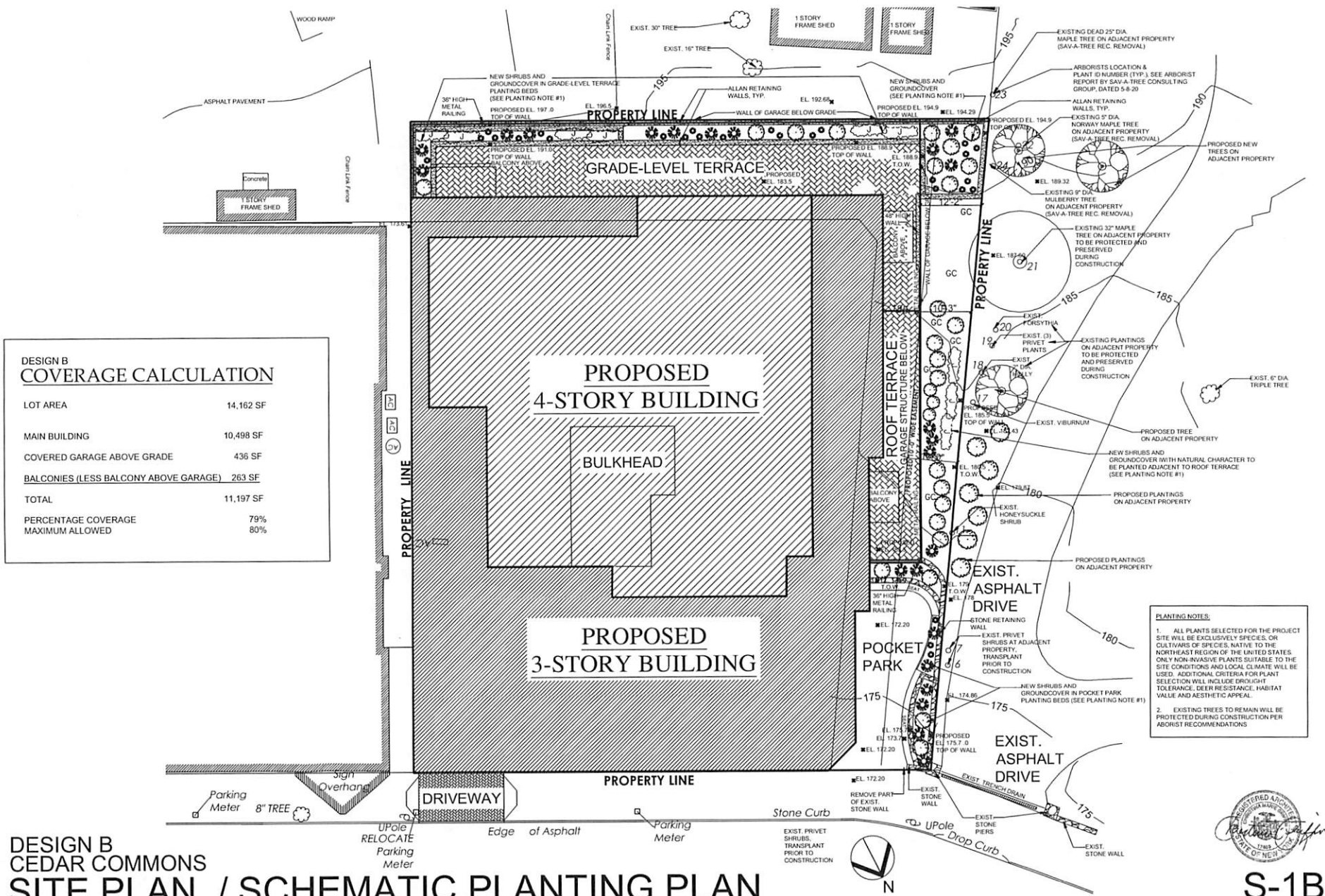
DESIGN B CEDAR COMMONS ZONING DATA / FLOOR AREA CALCULATIONS

SCALE: NTS

CHRISTINAGRIFFINARCHITECT PC



S-1A



DESIGN B CEDAR COMMONS SITE PLAN / SCHEMATIC PLANTING PLAN

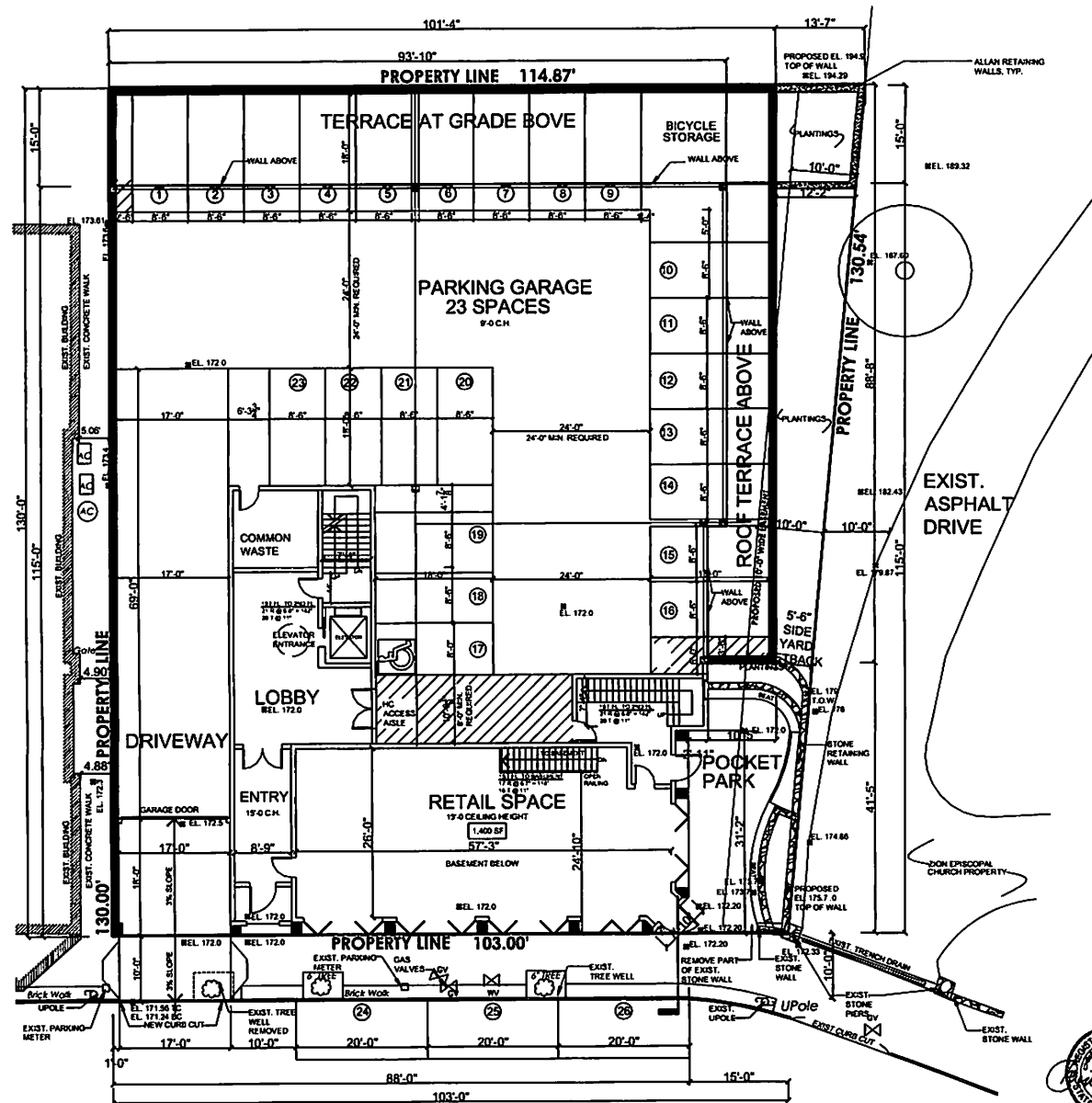
SCALE: $\frac{1}{8}" = 1'-0"$

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S-1B

PARKING CALCULATIONS - DESIGN B	
REQUIRED	PROVIDED
RESIDENTIAL:	GARAGE:
1 PER DWELLING UNIT (16 UNITS TOTAL)	23 SPACES
+	
$\frac{1}{2}$ PER BEDROOM (30 BEDROOMS TOTAL)	ON-STREET PARKING:
= $16 + 7.5 (\frac{1}{2} \times 30) = 24$ SPACES	3 SPACES *
RETAIL:	
1,400 SF RETAIL / 500 = 3 SPACES	
TOTAL REQUIRED:	TOTAL PROVIDED:
27 SPACES	26 SPACES
NOTES	
PARKING WAIVER FOR (1) SPACE NEEDED	
FOR ADDED AFFORDABLE STUDIO	



DESIGN B
CEDAR COMMONS

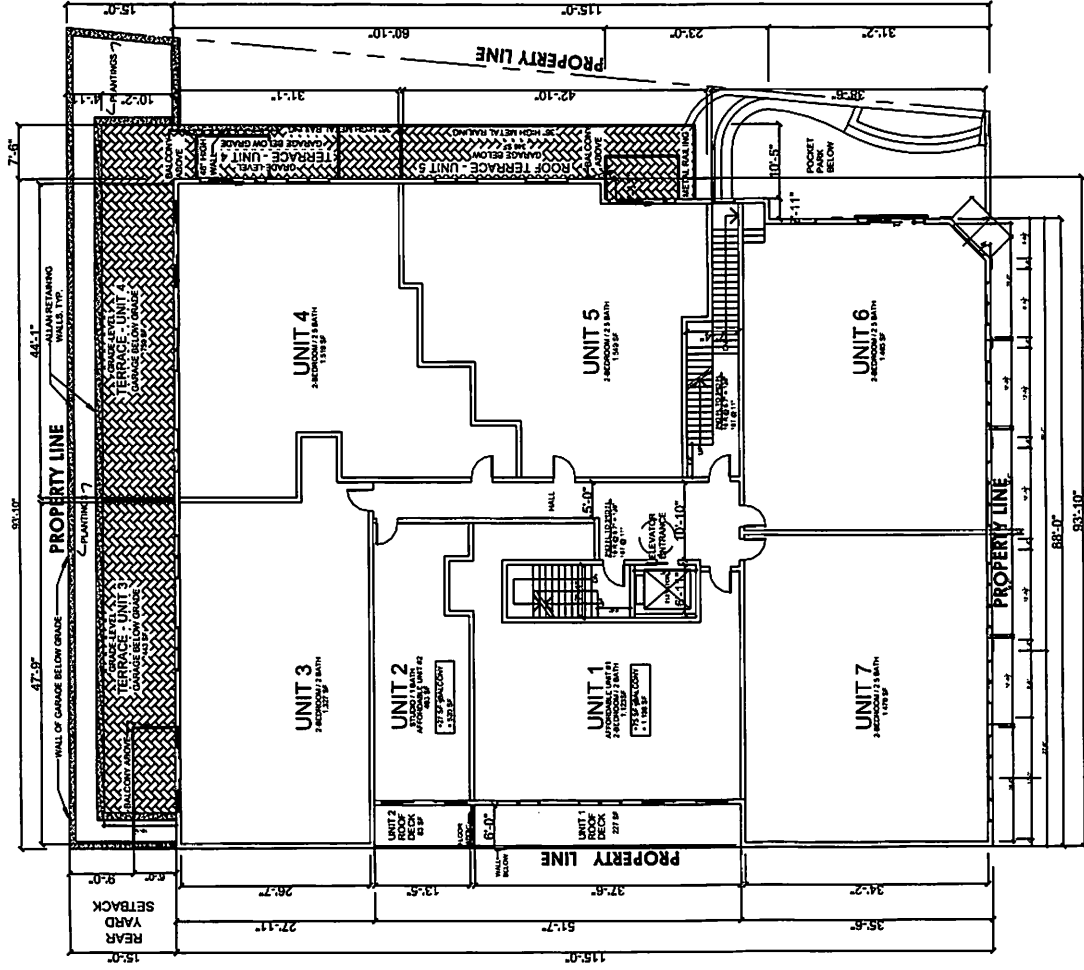
GARAGE / FIRST FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

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A-14



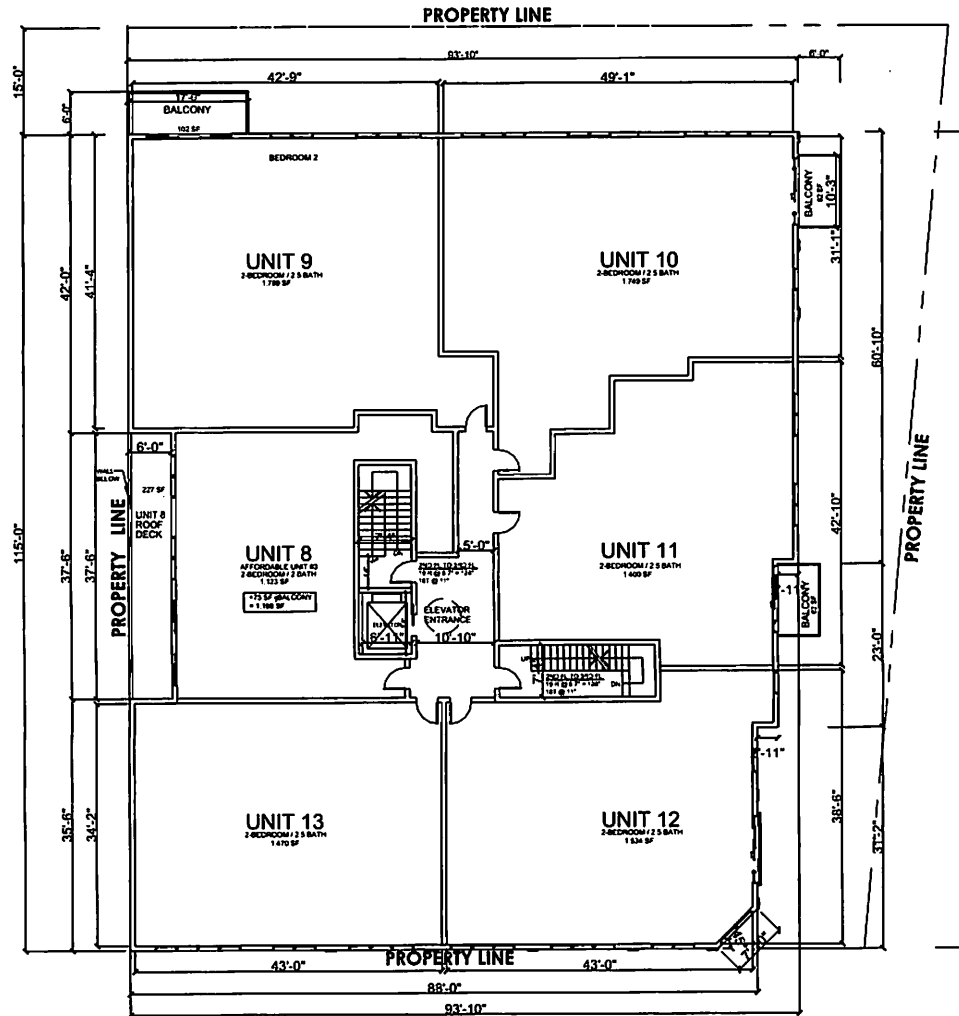
DESIGN B
CEDAR COMMONS
SECOND FLOOR PLAN

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



A-15

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DESIGN B
CEDAR COMMONS
THIRD FLOOR FLOOR PLAN

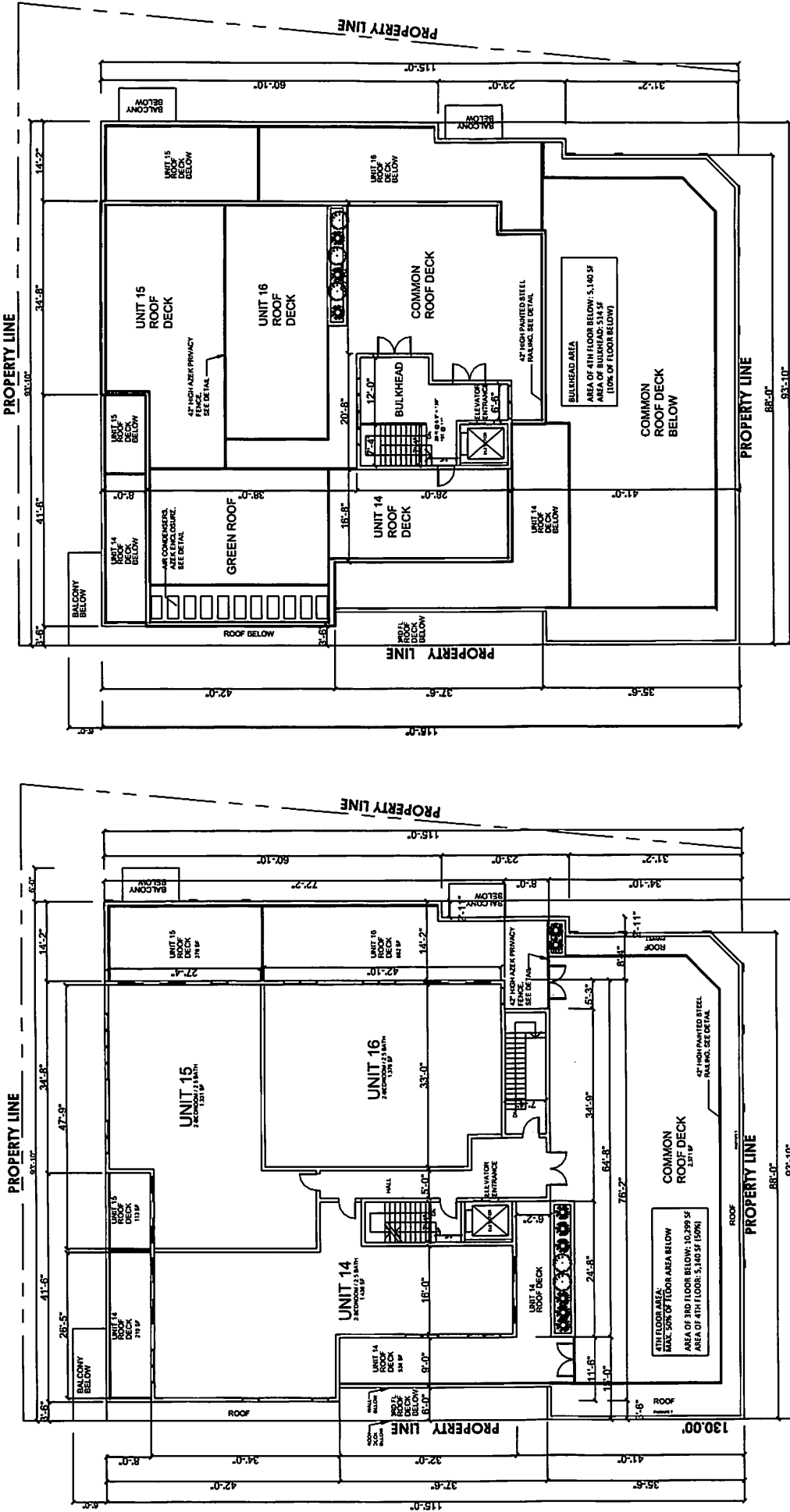


SCALE: $\frac{1}{8}" = 1'-0"$



A-16

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DESIGN B
CEDAR COMMONS

FOURTH FLOOR / ROOF DECK PLAN



A-17

CHRISTINA GRIFFING ARCHITECT PC



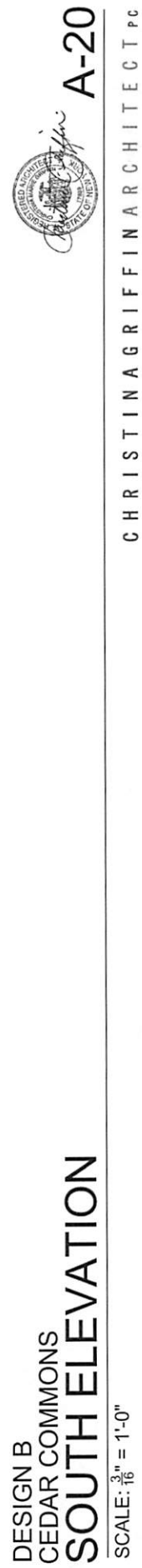
A-18

SCALE: 3/16" = 1'-0"



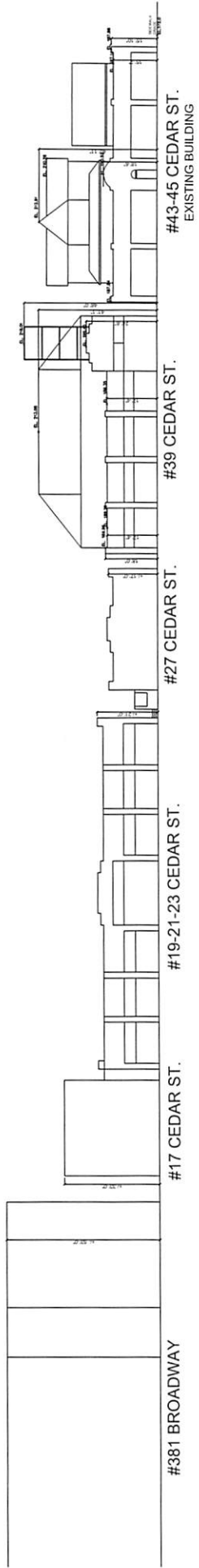
A-19

CHRISTINA GRIFFIN ARCHITECT PC
SCALE: 3/16" = 1'-0"

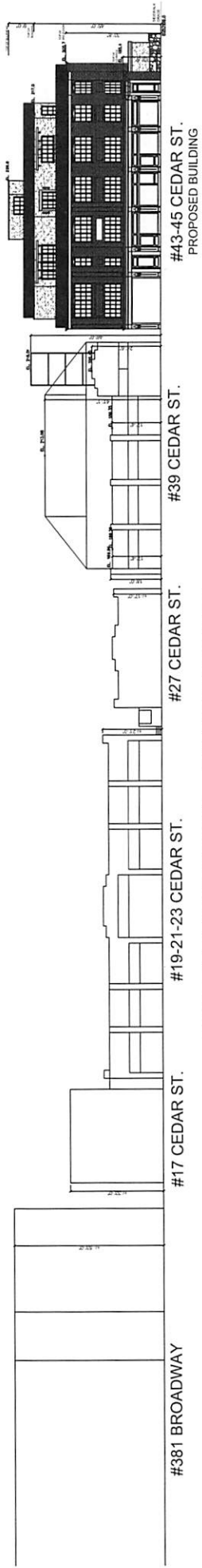


SCALE: $\frac{3}{16}'' = 1'-0''$

CHRISTINA GRIFFIN ARCHITECT PC



CEDAR STREET - EXISTING



CEDAR STREET - PROPOSED

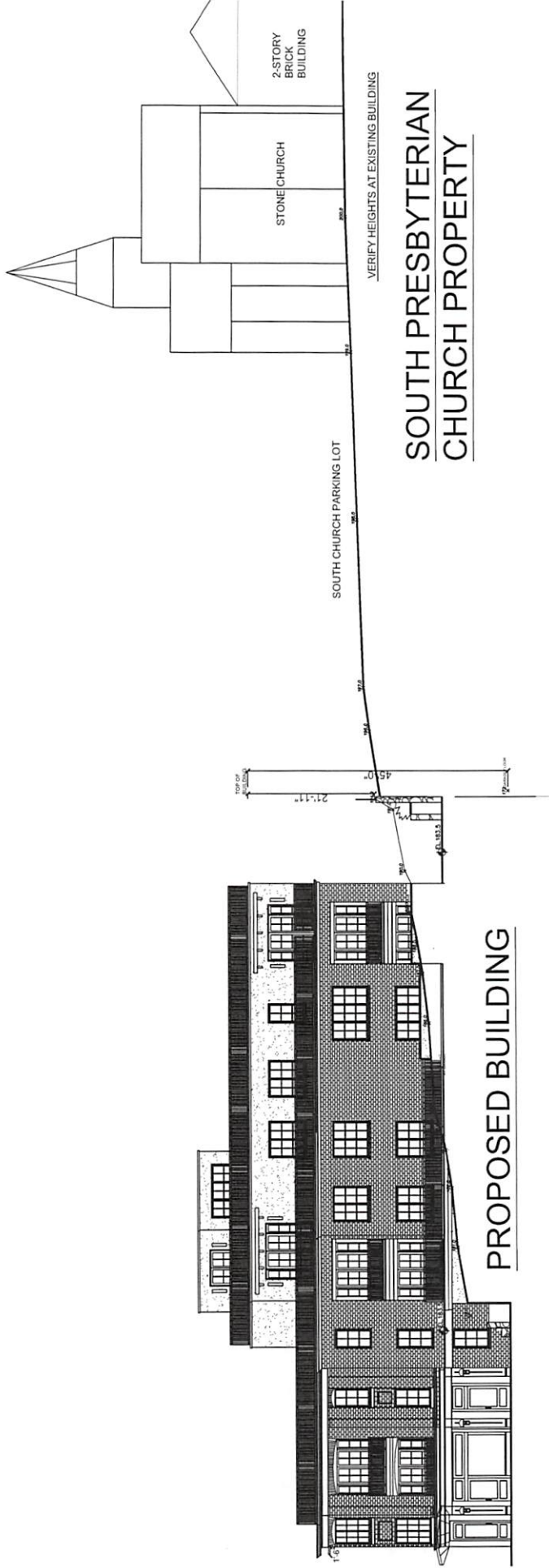
DESIGN B
CEDAR COMMONS
STREETSCAPE

SCALE: 1/16" = 1'-0"



V-0

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PHOTOS FROM SOUTH CHURCH PARKING LOT

DESIGN B
CEDAR COMMONS

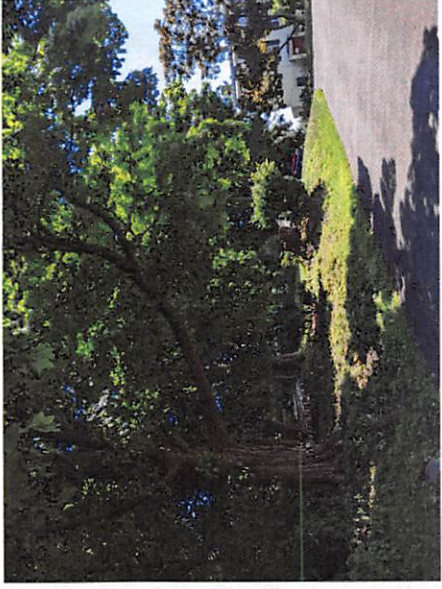
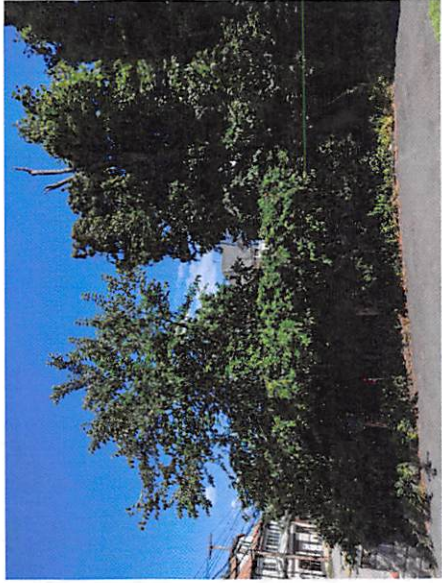
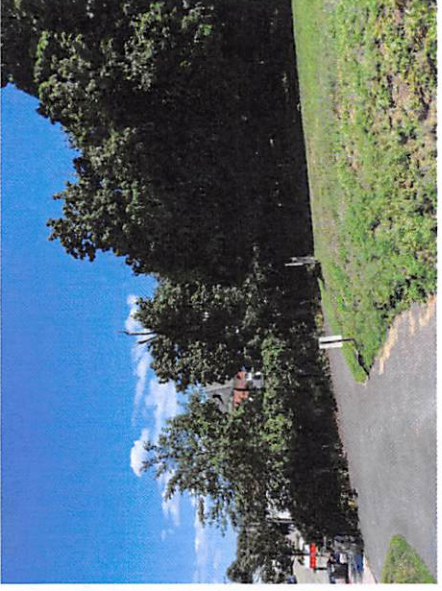
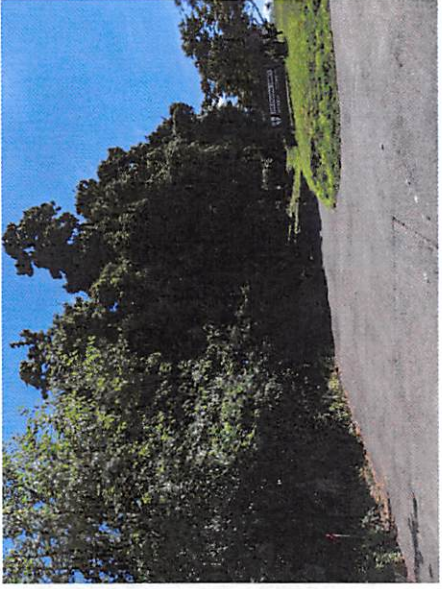
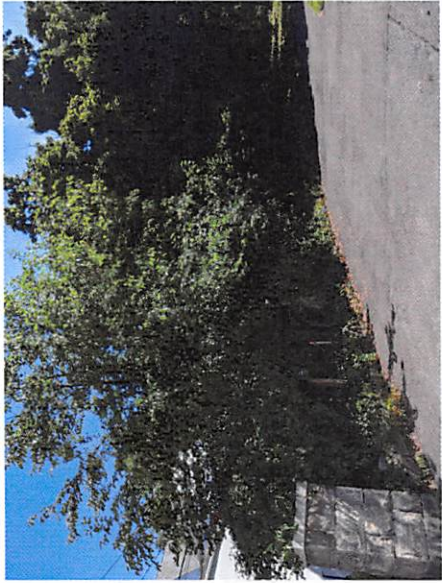
SECTION THROUGH SITE

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

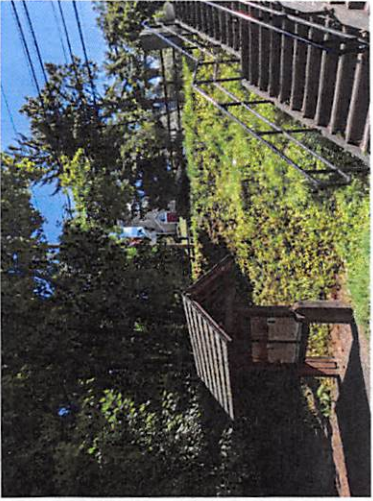


V-8

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CEDAR COMMONS
PHOTOS OF EXISTING CONDITIONS - ZION CHURCH



CEDAR COMMONS
PHOTOS OF EXISTING CONDITIONS - VIEW FROM OLD CROTON AQUEDUCT