



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: SEPTEMBER 22, 2020
AGENDA ITEM SECTION: MINUTES
AGENDA ITEM NO. : 1
AGENDA ITEM: SEPTEMBER 8, 2020
ITEM BACKUP DOCUMENTATION: 1. DRAFT MEETING MINUTES OF SEPTEMBER 8, 2020

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on September 8, 2020, remotely via Zoom (<https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZoVzROUT09>, Telephone: 1-929- 205-6099, Webinar ID: 205 957 953, Password: 309361) at 6:30 p.m. Present: Mayor Vincent Rossillo, presiding, Trustees Donna Cassell, Maura Daroczy, Christy Knell, Michael Patino, Nicole Sullivan and Larry Taylor, Acting Village Administrator Edmond Manley, Village Clerk Elizabeth Dreaper, Village Treasurer Jeff Chuhta and Ms. Lori Lee Dickson/Attorney for the Village. Also present: Police Chief Manuel Guevara, Mr. Steve Trezza/DPW General Foremen and Ms. Jennifer Viera/Senior Office Assistant. Absent/excused: None.

Motion by Trustee Patino, seconded by Trustee Knell to open the meeting.

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

Pledge of Allegiance

Mayor Rossillo led the pledge of allegiance.

Mayor Rossillo said the instructions have been attached to the Board of Trustees agenda. Mayor Rossillo said the Governor has extended the permission to do Zoom meetings remotely to October 4, 2020, so this meeting and the next meeting will be virtual.

Mayor Rossillo said the meeting is being streamed live on the Village's YouTube website and via Zoom by either video or phone and you can follow the instructions on how to do that on the agenda. The instructions for the public hearing and courtesy of the floor are if you are participating via Zoom either by phone or video you can raise your hand and we will call on residents in the order in which they do so. In order to raise your hand you should click on the icon labeled "participants" in a column that appears on the right hand side, at the bottom of that window is the raise your hand button; for people calling in by phone you can push star 9 in order to raise your hand and we will let you know it is your turn by either calling your name or your phone number. Mayor Rossillo asked for people to keep their comments to under three minutes.

Mayor Rossillo said on the outset he feels he must address the social media postings about the t-shirt. Mayor Rossillo said he issued a statement this morning about the situation. Mayor Rossillo said he has been in continual contact with the Chief of Police, who has opened up and investigation and has spoken to certain people about it. Mayor Rossillo said as of now no one who has actually received a t-shirt has contacted the Chief of Police.

Chief Guevara said the Police Department has not received any calls regarding any resident that directly received a copy of this t-shirt. Chief Guevara said we do have a preliminary investigation, but I have nothing further that indicates that anyone actually received a t-shirt. Chief Guevara said if anyone did receive a t-shirt

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they are encouraged to contact the Dobbs Ferry Police Department at: 914-693-5500, so we can speak with them.

Mayor Rossillo said if you have received it or have any first-hand knowledge that would be helpful to the Police Department contact the Police Department directly. Mayor Rossillo said we as a Village are disgusted by this language and this rhetoric. Mayor Rossillo said we whole heartedly disavow any of that wording or sentiment. Mayor Rossillo said he understands that change is difficult for people, but the Village is changing culturally, physically, and for some people who are afraid of change, they are just reaching out in the wrong manner. Mayor Rossillo said he thinks it will be much more productive if people stop posting on social media and if we care for our residents who are in need during this very difficult time and we should all come together, but we will investigate this and from this obviously we have a lot of work to do and we will go ahead further in looking at what we can do to make improvements and everyone should feel safe and comfortable here. Mayor Rossillo said he will continue to update the residents with any findings and any things that we can do to make this a more comfortable and safe place for everyone to live.

Presentation: Presentation by Mr. Steve Tilly on the Draft Historic District Guidelines

Mr. Steve Tilly/Architect was present.

Mr. Tilly discussed the proposed Draft Historic District Guidelines.

Mayor Rossillo thanked Mr. Tilly for his presentation.

Mayor Rossillo said before we schedule a public hearing we should schedule a workshop with the AHRB and the other statutory Boards. Mayor Rossillo polled the Board and they agreed that it would be a good idea to schedule a workshop prior to the public hearing.

Trustee Patino discussed areas of the draft Historic District Guidelines that he would like to discuss at the workshop.

Mayor Rossillo asked Trustee Patino to circulate his comments and ideas to the Board.

Trustee Patino said he could create and circulate a list of areas to focus on.

Mayor Rossillo said Ms. Dorman can set up the Doodle and that Ms. Dickson, AHRB, Planning Board and Zoning Board of Appeals should be invited to the meeting.

A discussion was held regarding who to invite to the workshop.

Ms. Dickson said she believes that everyone would benefit from understanding the architectural designs and guidelines and getting everyone's comments would also be helpful.

Public Hearing: Continuation of public hearing for review of the application of 100 Main Street

Motion by Trustee Daroczy, seconded by Trustee Knell to open the public hearing for review of the application of 100 Main Street.


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

Mr. Paddy Steinschneider/Gotham Design and Mr. Sirius Miandoabi, P.E. were present to represent the application.

Mr. Steinscheider gave the following presentation:

100 Main Street

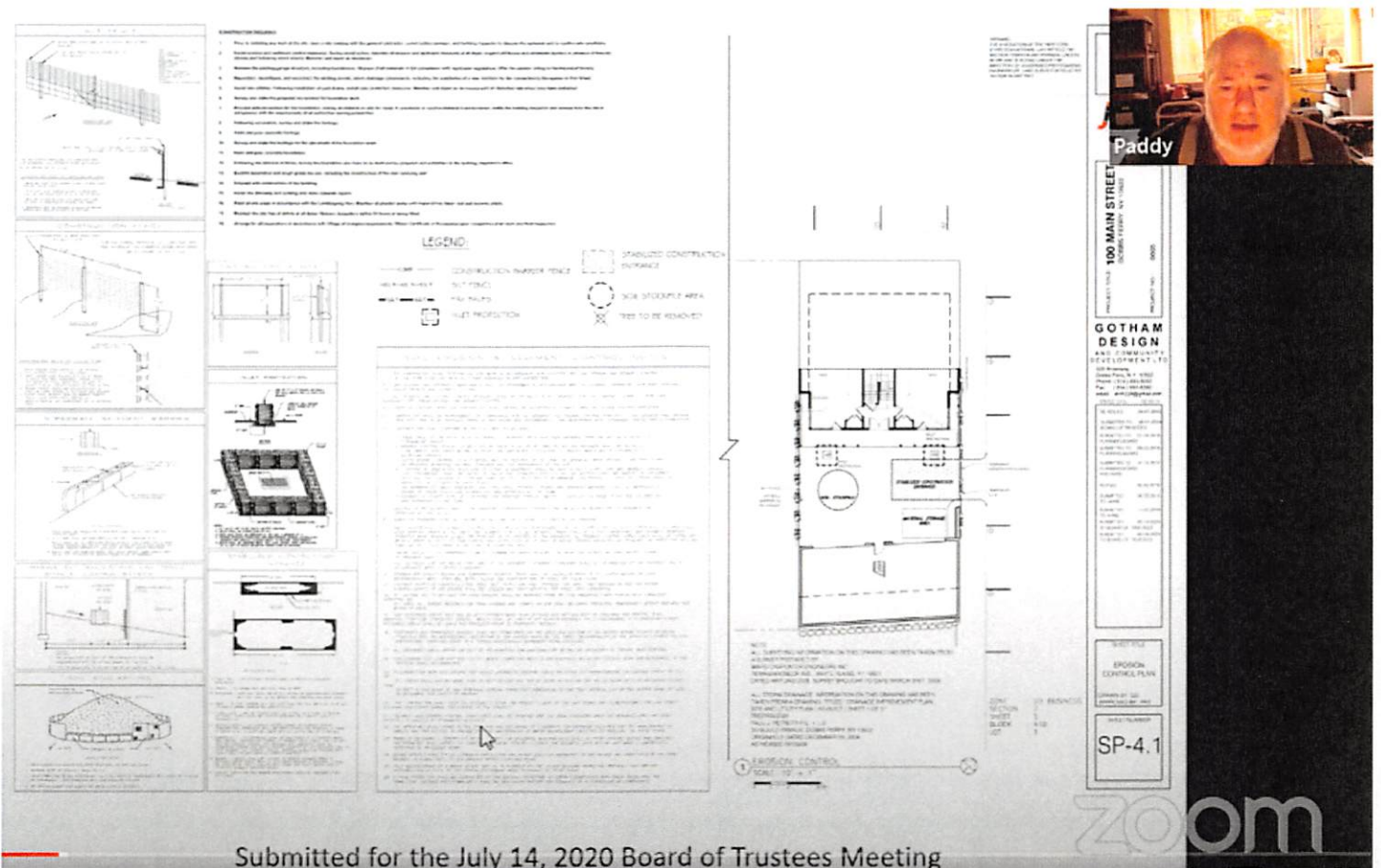
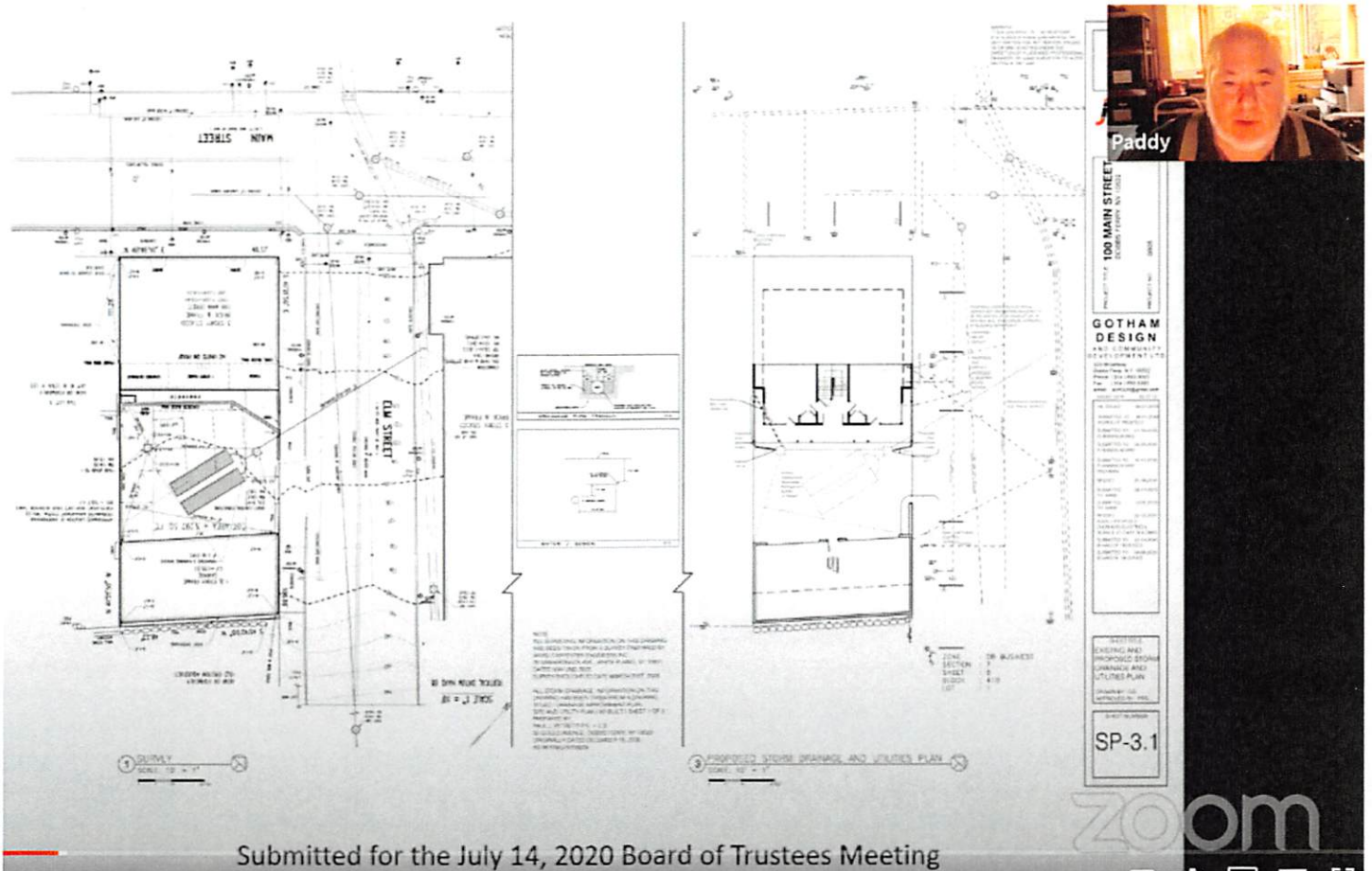


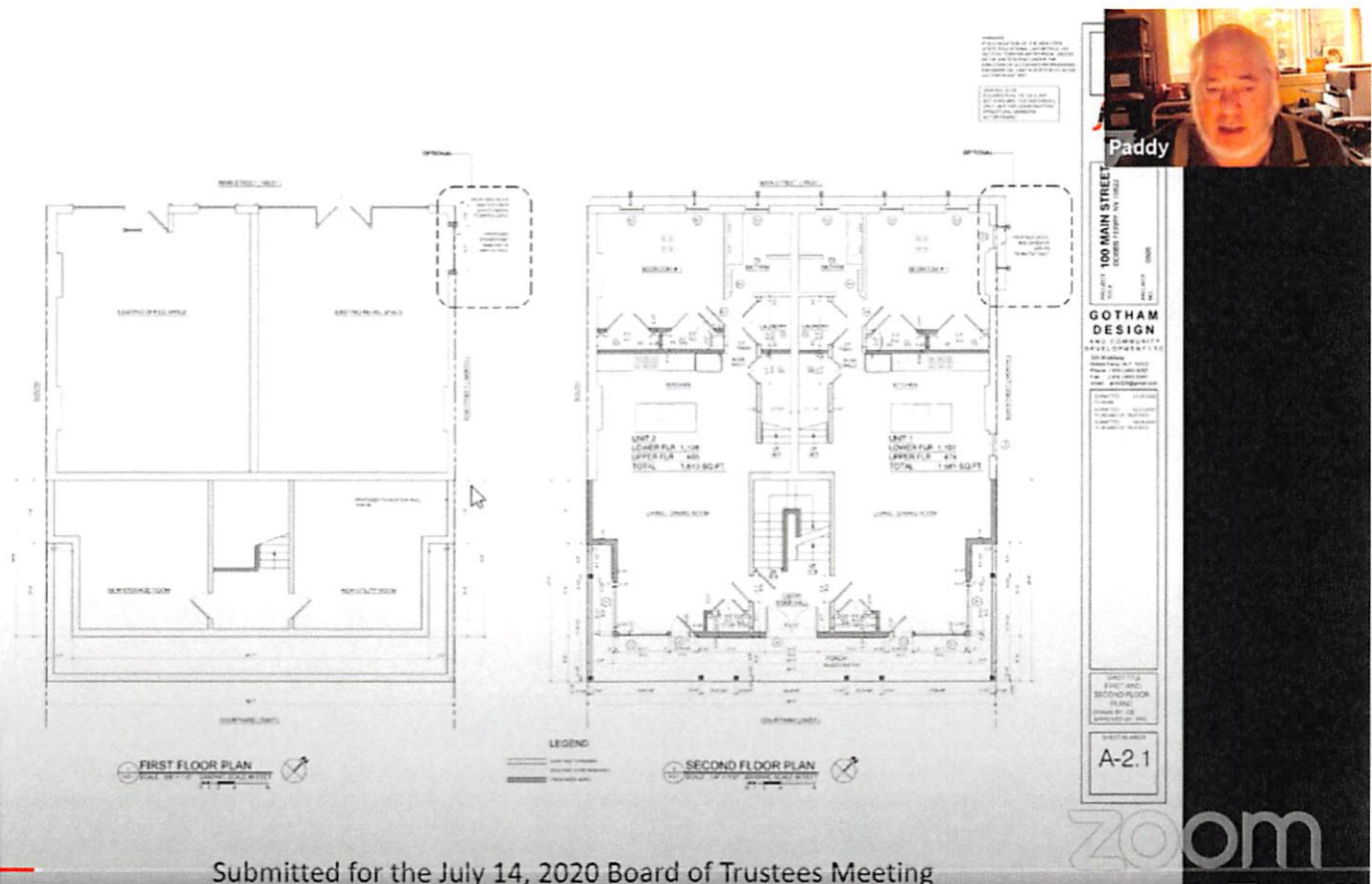
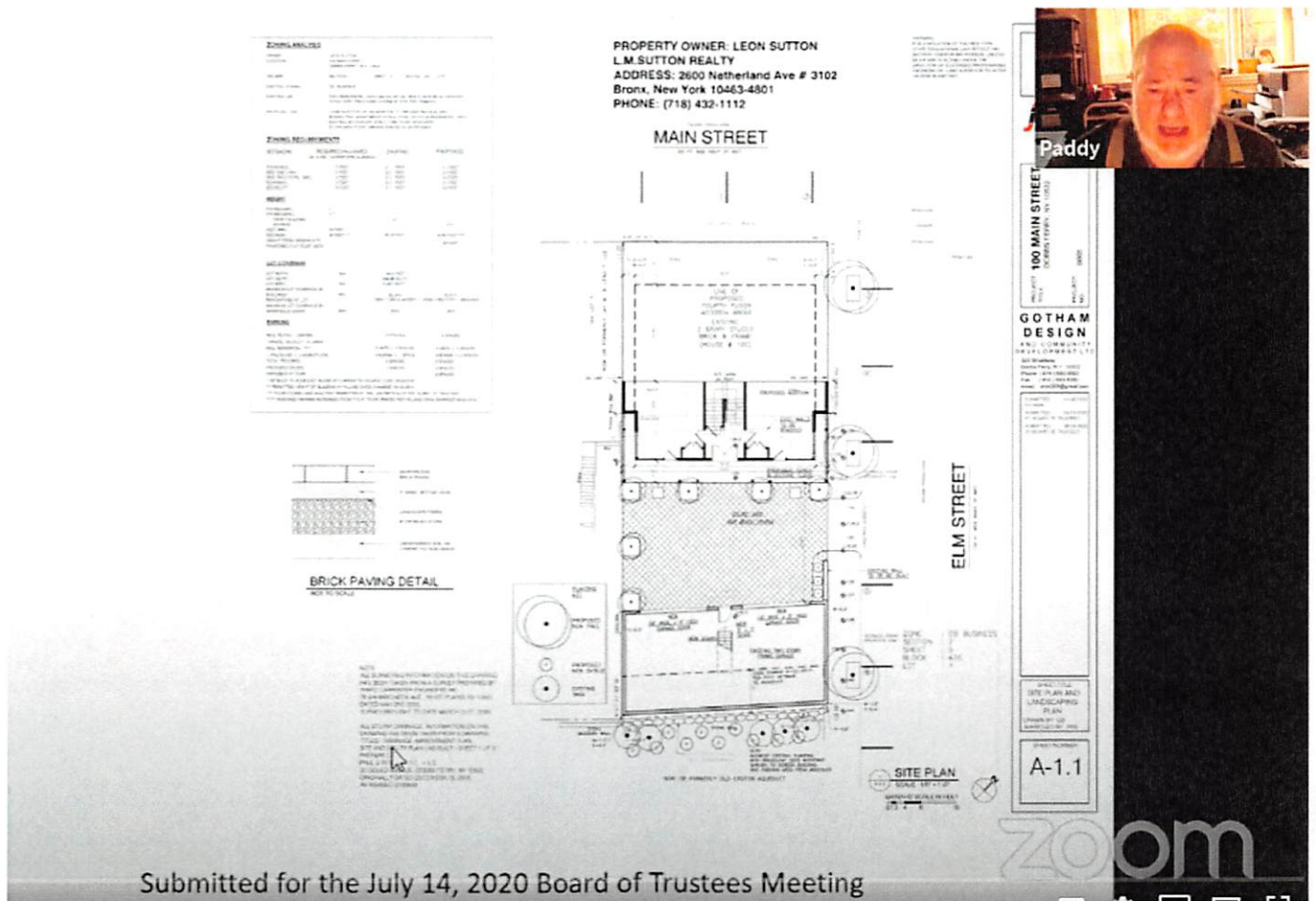
Board of Trustees Meeting

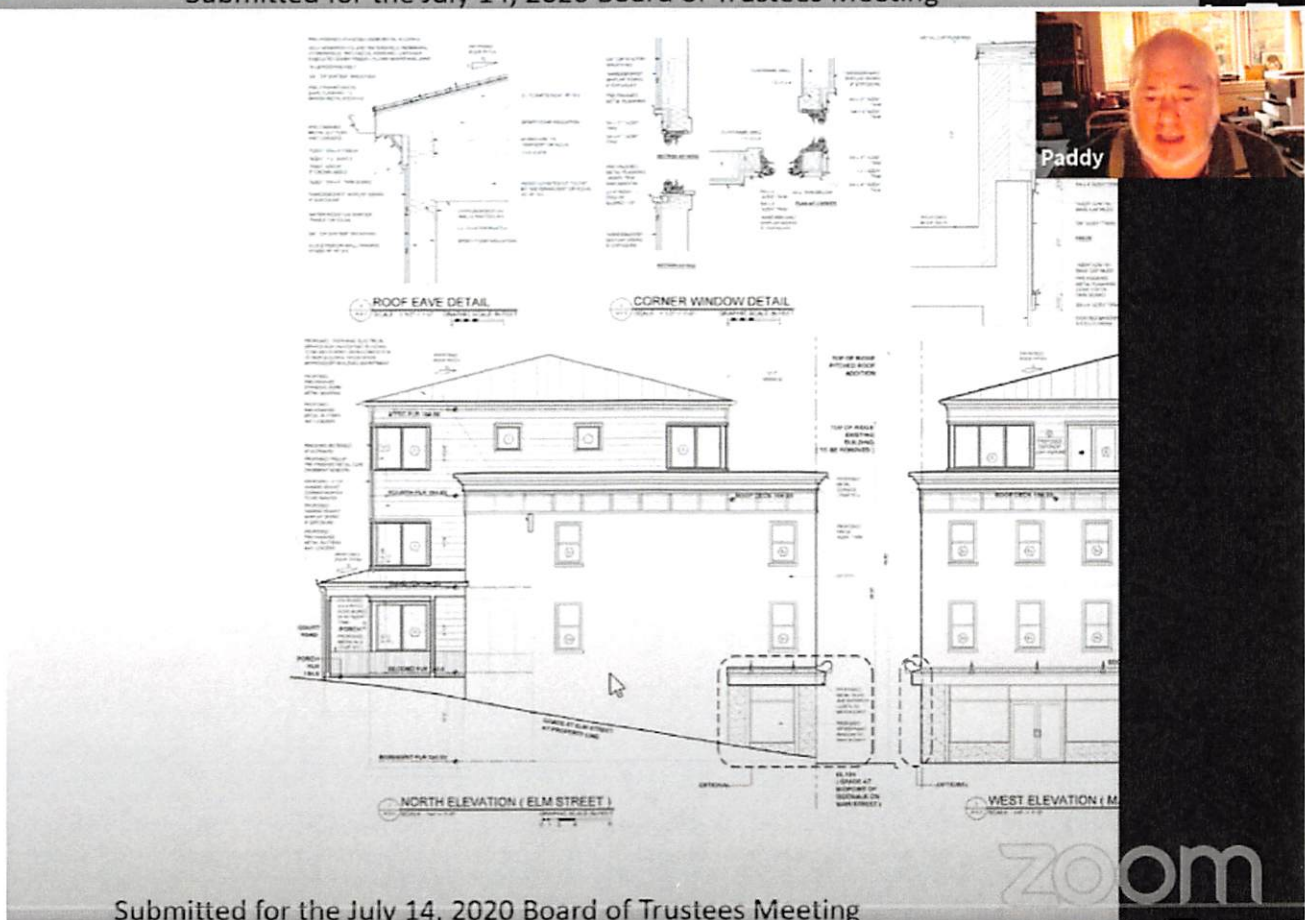
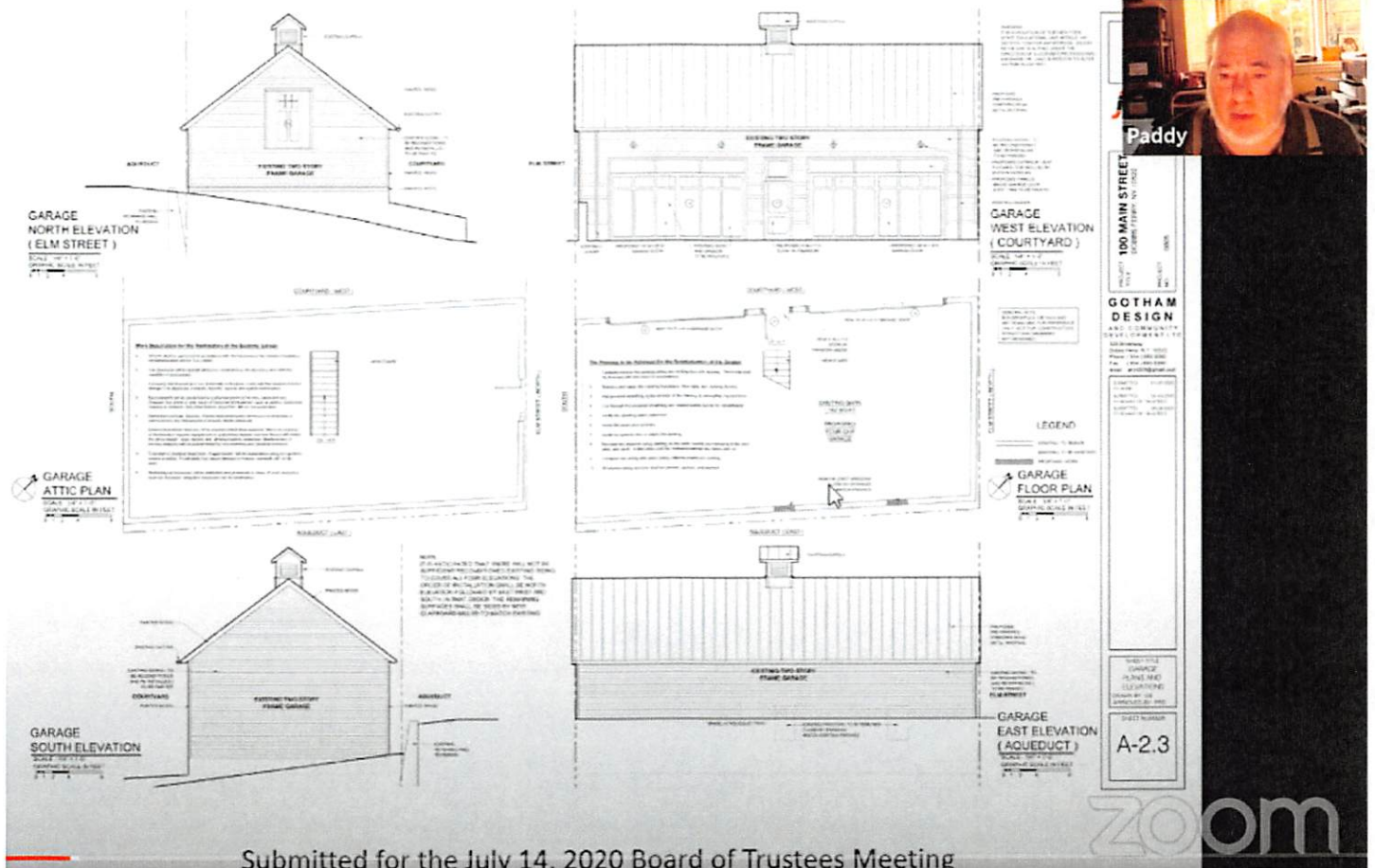
September 8, 2020

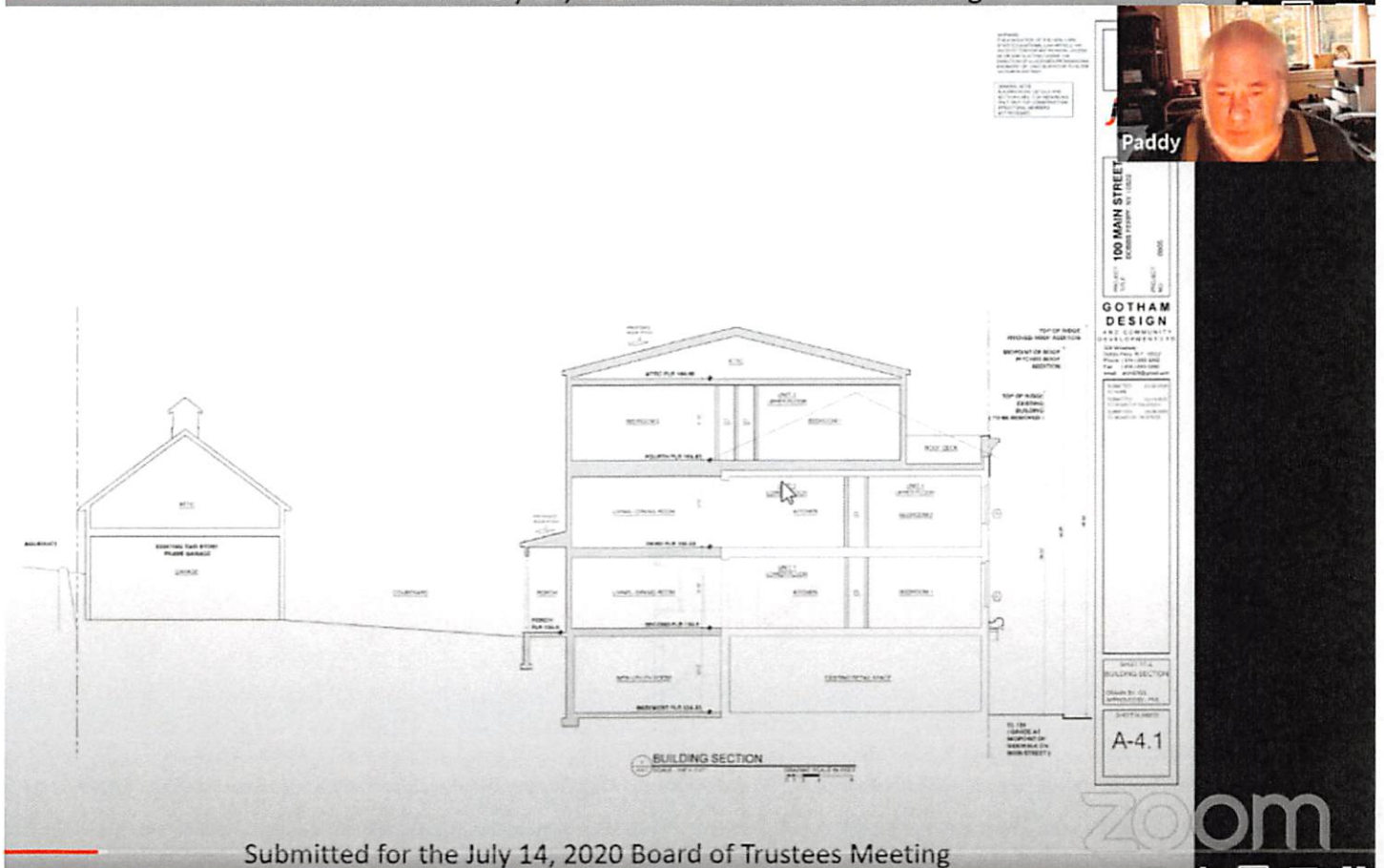
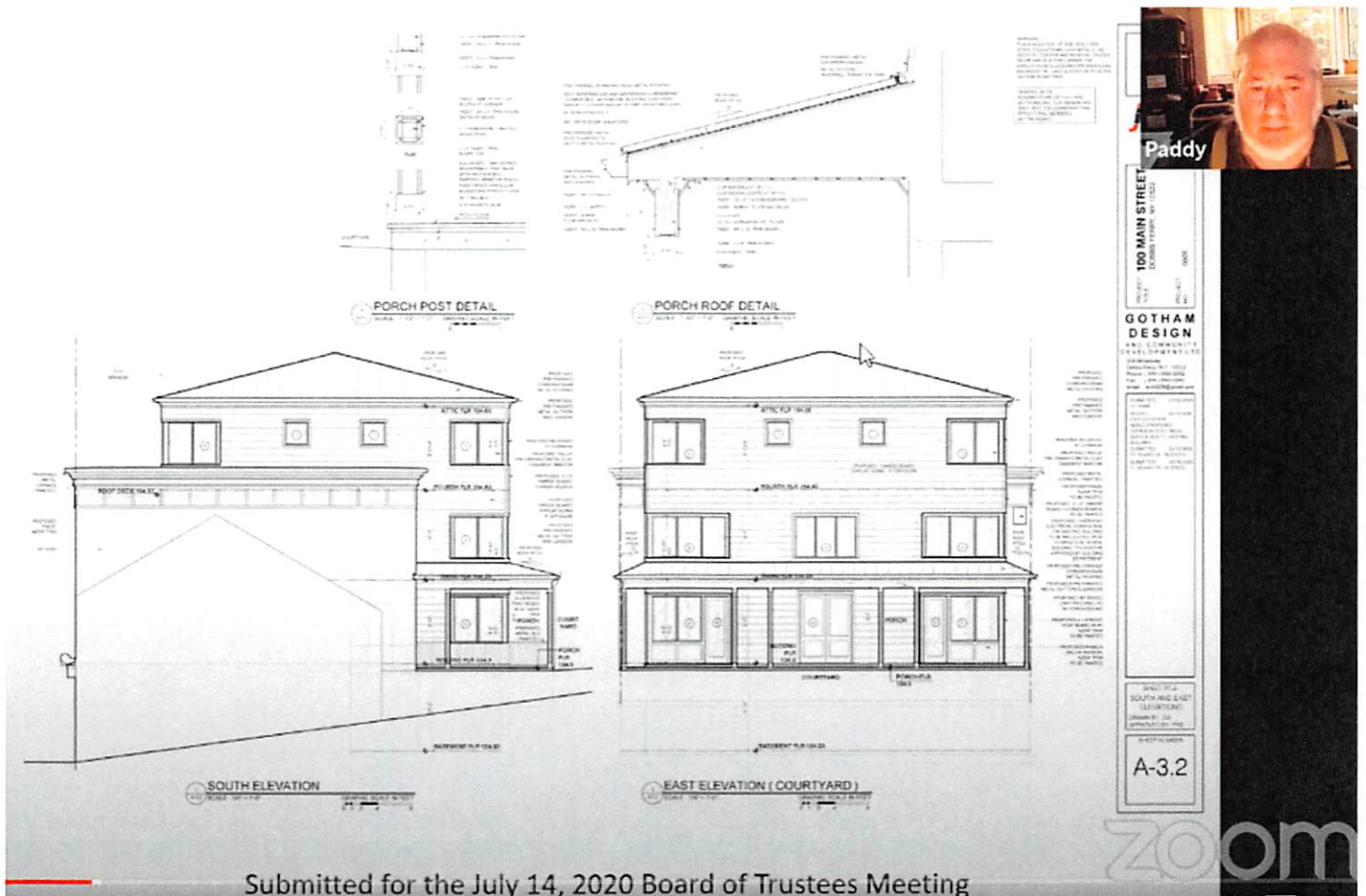
Gotham Design & Community Development Ltd.
Sirius Miandoabi, P.E., Integral Engineering Services







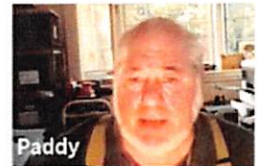




Work Description for the Restoration of the Existing Garage:

- A. All work shall be performed in accordance with the Secretary of the Interiors Guidelines for Rehabilitation without Tax Credits.
- B. The Standards will be applied taking into consideration the economic and technical feasibility of each project.
- C. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- D. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- E. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- F. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- G. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- H. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

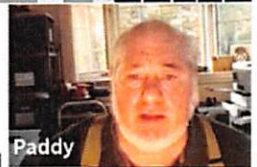
Approved at the January 13, 2020 AHRB Meeting



The Process to be Followed for the Rehabilitation of the Garage:

1. Carefully remove the existing siding and roofing from the building. The siding shall be removed with the intent of reinstallation.
2. Stabilize and repair the existing foundation, floor slab, and existing framing.
3. Add plywood sheathing to the exterior of the framing to strengthen the structure.
4. Cull through the removed sheathing and restore viable pieces for reinstallation.
5. Install the standing seam metal roof.
6. Install the doors and windows.
7. Install the exterior trim to match the existing.
8. Reinstall the restored siding starting on the north facade and following to the east, west, and south, in that order until the restored material has been used up.
9. Complete the siding with wood siding milled to match the existing.
10. All exterior siding and trim shall be primed, caulked, and painted.

Approved at the January 13, 2020 AHRB Meeting



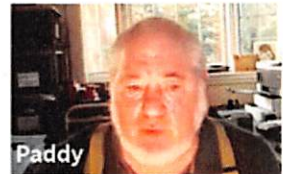
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100 Main Street - Main Building

Dobbs Ferry, New York
January 13, 2020

Materials, Colors, and Finishes

Roofing -	Metal Flashing	Aluminum, ATAS, Slate Grey Aluminum, ATAS, Slate Grey
Gutters and Leaders -	Metal	Aluminum, Alcoa, Charcoal Grey
Rakes, and Eaves -	Azek	Aluminum, ATAS, Slate Grey
Soffits -	Azek	T&G, Painted, BM Iron Mountain 2134-30
Building Siding -	Shiplap Trim Window Trim Flashing Stucco	HardPlank, Aged Pewter, Smooth Azek, Painted, BM Iron Mountain 2134-30 Mahogany, Stained, Sikkens Teak Aluminum, Alcoa, Charcoal Grey DecoPlast, Macadamia, Genova, #2045
Windows/Sliding -	Clad	Pella, White in Stucco Pella, Iron Ore in HardPlank
Front Doors -	Wood	Mahogany, Stained, Sikkens Teak
Decks -	Decking Posts Railings	Mahogany, Stained, Sikkens Teak Mahogany, Stained, Sikkens Teak Mahogany, Stained, Sikkens Teak
Porches -	Floor Railing	Bluestone Metal, Painted, BM Black Beauty 2426-10
Courtyard -	Pavers	Unilock, Brussels Premier, Grey
Retaining Walls -	Stone	Yonkers Granite
Light Fixtures -	Metal	Rejuvenation, Oil Rubbed Finish Satin Etched Glass Lens GU24 light bulb

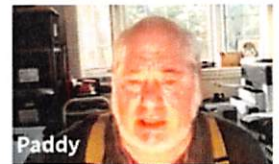


Approved at the January 13, 2020 AHRB Meeting



Presented at the September 8 2020 Board of Trustees Meeting





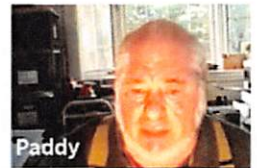
Presented at the September 8 Board of Trustees Meeting

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Presented at the September 8 Board of Trustees Meeting

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Presented at the September 8 Board of Trustees Meeting

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Presented at the September 8 Board of Trustees Meeting

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Presented at the September 8 Board of Trustees Meeting



Presented at the September 8 Board of Trustees Meeting



Presented at the September 8 Board of Trustees Meeting



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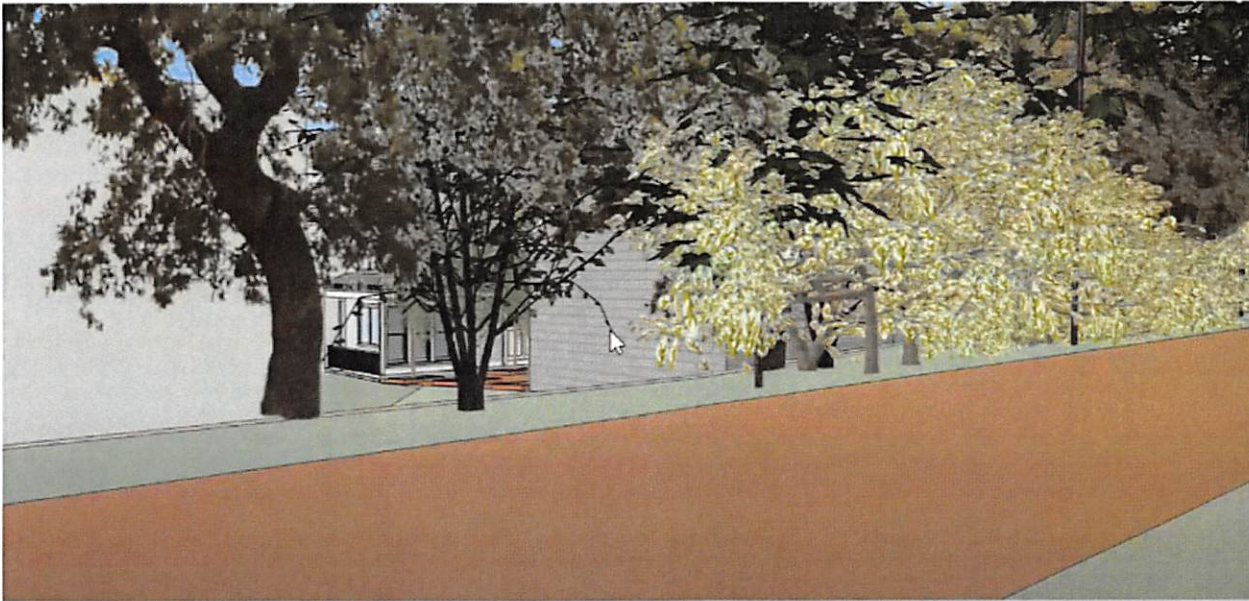
Presented at the September 8 Board of Trustees Meeting

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Presented at the September 8 Board of Trustees Meeting

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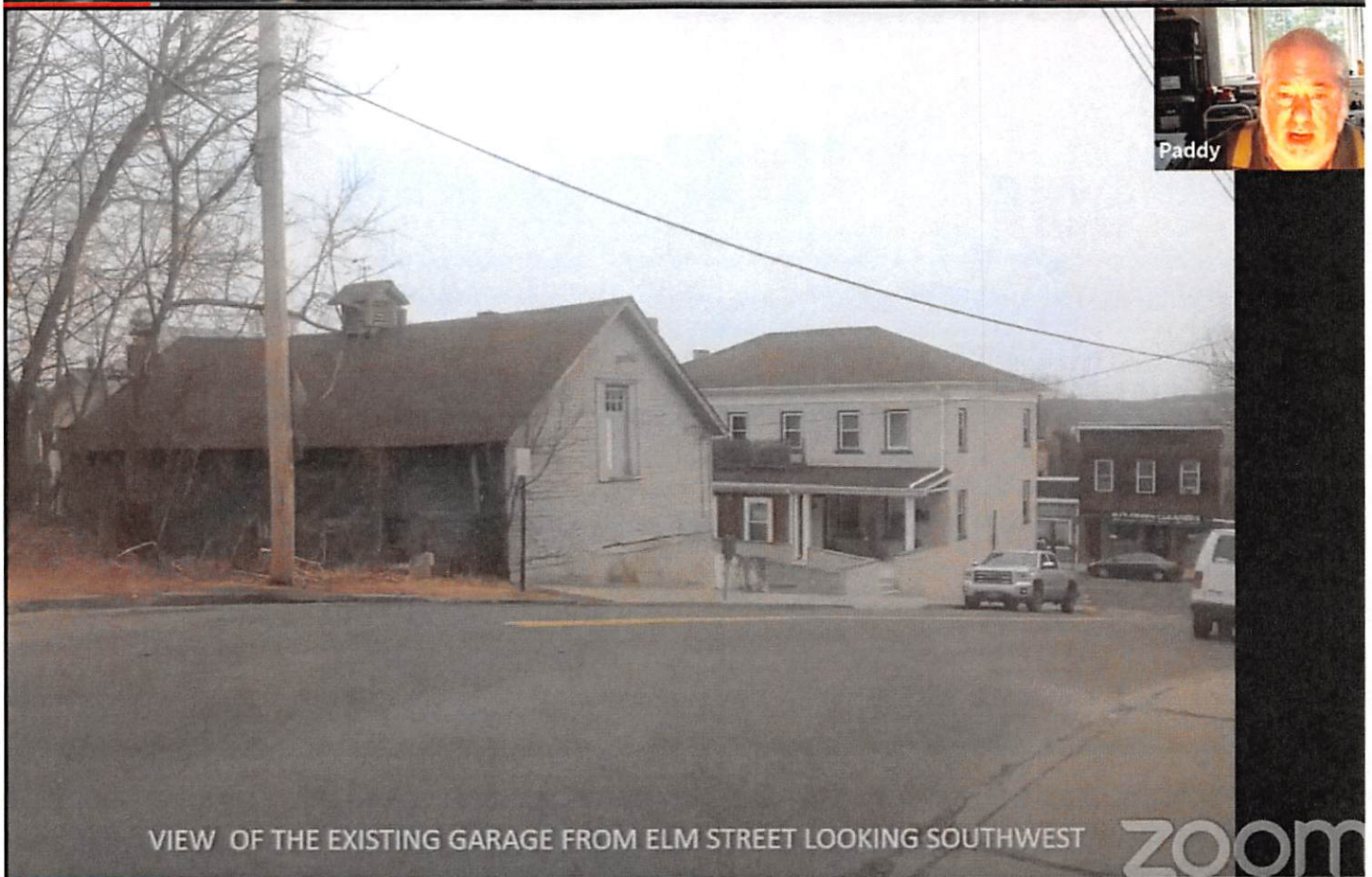
Presented at the September 8 Board of Trustees Meeting



View on Main Street of Subject Property from Opposite Village Hall

Presented at March 2018 Planning Board Meeting







Lori Lee Dickson, Counsel
McCarthy Fingar LLP
11 Marline Avenue, 13th Floor
White Plains, NY 10606-2924
914-345-9025 (Home DND)
Email: ldickson@mcCarthy-fingar.com

OFFICE MEMORANDUM

TO: Village of Dobbs Ferry Planning Board
FROM: Lori Lee Dickson *LLD*
DATE: April 30, 2019
RE: Board of Trustees Recommendation on 100 Main Street

At their meeting of April 23, 2019, the Board of Trustees voted 6-1 on a motion to affirmatively refer 100 Main Street back to the Planning Board based upon results of polling taken and comments made concerning the two matters under discussion, (i) a 4th story, and (ii) a PILOP for 2/6 spaces.

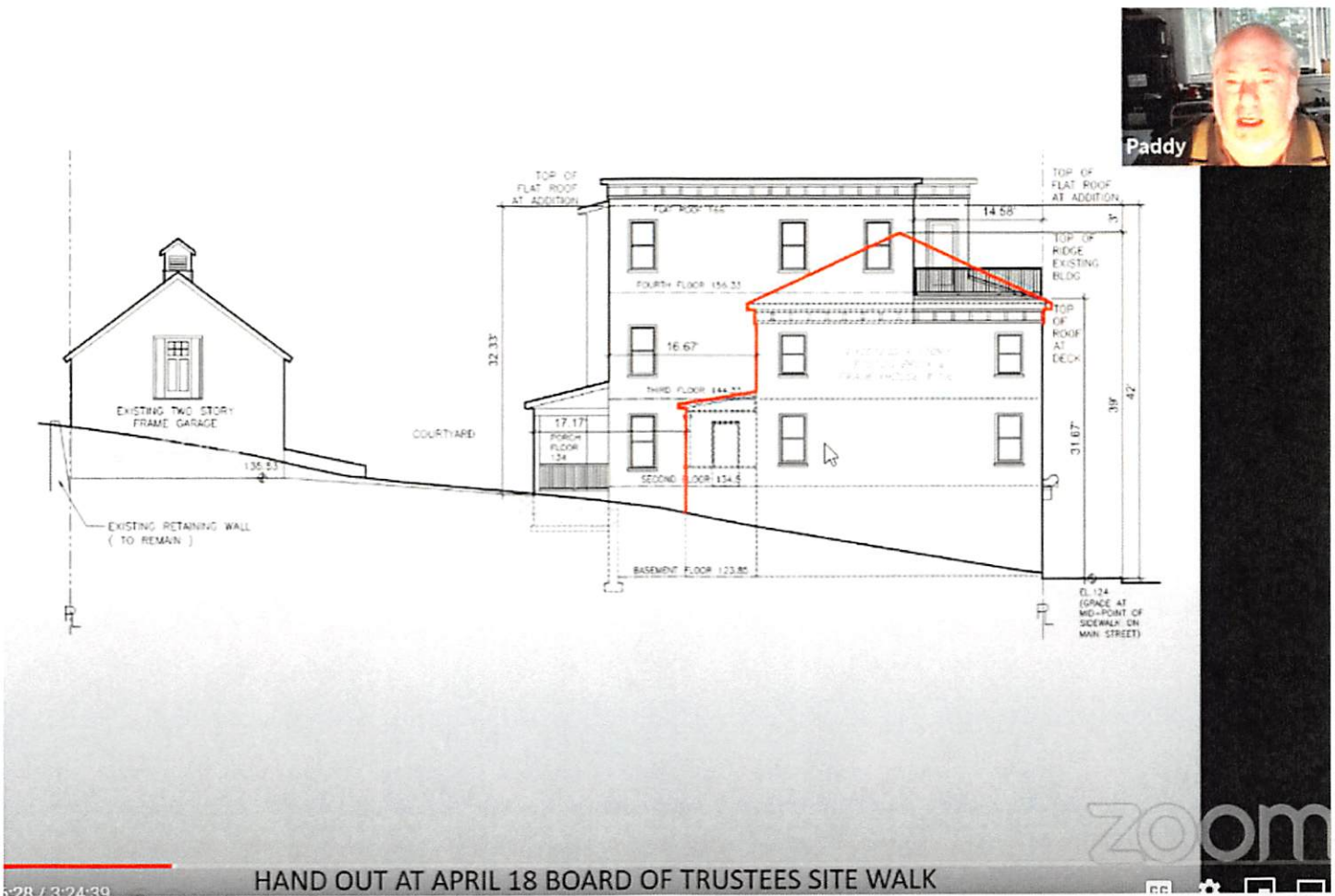
The positive comments leading to the decision on the motion included the compatibility of the concept proposal with the Vision Plan, the ability to maintain open space (especially for the Elm Street perspective), the rehabilitation and adaptive re-use of the noteworthy barn structure, and the fact that this proposal for a 4th floor met the criteria set forth in Appendix B of the Zoning Code (i.e. diversity and affordability) by adding to the diversity of residential units in the Village. Although they recognized their limitation on requiring the form of ownership, it was suggested that a condominium form of ownership would also provide further diversity by offering owner-occupied apartments and more affordability when compared to the single-family residence option in the Village.

Following the earlier discussion, the Board took polling which resulted in a consensus vote 4-3 to proceed with a 4th story and consensus vote 7-0 as to the PILOP for 2 of the 6 parking spaces.

- The Trustees indicated that the underused new lot at 99 Cedar was evidence that the spaces could be located elsewhere.
- The Trustees in favor of the PILOP recommended a condition that the spaces on-site be reserved for occupants of the units with a prohibition on leasing or subletting.
- The Trustees want to convey comments from Mr. Marley (also in attendance) that a portion of the 4th floor is non-compliant as to front setback requirements.
- The Trustees in favor of the 4th floor also pointed out the necessity to soften and minimize the visual effect from the Elm Street perspective of the vertical massing that results from a 4th floor. They believe the need to mitigate this impact was just as important as the impact from Main Street.

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April 30, 2019 Letter from McCarthy Fingar



I am assuming this is where we end.

After this slide, everything pertains
to the previous designs.

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Mr. Steinschneider continued his presentation with a 3D sketch up model of the proposed application.

Trustee Daroczy asked if Mr. Steinschneider could remove the trees from the sketch up presentation because it would be beneficial to see the height of the building from different angles.

A discussion was held.

Mayor Rossillo said before we continue, the public hearing will be continued to September 22, 2020. Mayor Rossillo directed Mr. Steinschneider to come up with the qualifications that meet the specifications required of the 50%; and to go along with what Mr. Manley said regarding the height of the building.

Ms. Dickson said in effect what the Mayor is asking Mr. Steinschneider to do is to eliminate the need for another waiver and minimize what you are asking the Board to do, and to assist Trustee Daroczy with the visual analysis and if what Mr. Steinschneider is saying that the garage ridge inhibits the view of that fourth story then it would be in your best interest to get rid of those trees so she can see what she needs to see.

The discussion continued.

Ms. Dickson addressed questions from the Board.

Motion by Trustee Patino, seconded by Trustee Daroczy to adjourn the public hearing for review of the application of 100 Main Street to September 22, 2020 AT 6:30 p.m.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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VOTE TOTALS	7 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Board Consideration/Deliberation Upon Closing of Public Hearing: None.

Courtesy of the Floor

The following people addressed the Board: Ms. Lee Constantine; and Mr. Rob Baron/10 Cricket Lane/Traffic Committee Chairman.

Ms. Constantine addressed the Board regarding the following issues: oil and grease from Lombardo's Restaurant is being dumped out over the railing into her easement; lighting intruding on neighboring residents; and the Verizon lights on

Mr. Manley said the lighting is an issue and they put in too much lighting and it was too bright at the property line. Mr. Manley said he had worked this out with Saber and when Regency took over they reconnected those lights in the breaker box. Mr. Manley said he has made them aware of that and that for the permit to get a

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certificate of occupancy for the new store they are going to have to remove those out of the breaker boxes, and not just shut them off. Mr. Manley said he has gone over this with them and he will tell them again and tell them to turn them off temporarily until that is accomplished. Mr. Manley said this is the first he has heard of the dumping of grease. Mr. Manley said Ms. Constantine should file a complaint with the Building Department.

Mr. Baron addressed the Board regarding pedestrian safety devices and Safe Routes to Schools.

Continued discussion and consideration of resolution of application for site plan for 41 Cedar Street

Ms. Linda Whitehead, Esq., Mr. Cosmo Marfione and Mr. Steven Wrabel were present to represent the application.

Mayor Rossillo asked if there was anything that Ms. Whitehead wanted to share before the Board deliberates.

Ms. Whitehead had nothing further to share with the Board and they were just here if anyone had questions or comments. Ms. Whitehead said she sent Ms. Dickson some corrections that were necessary.

Mayor Rossillo asked if the Board had any questions or comments. The Board had no questions or comments.

Mayor Rossillo gave a synopsis of the proposed resolution.

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

RESOLUTION 33-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
APPROVAL OF SITE PLAN – 41 CEDAR STREET – CEDAR COMMONS**

WHEREAS, Cedar Commons LLC, 222 Bloomingdale Rd. Suite 404, White Plains, New York (“Applicant”) is the owner of property located at 41 Cedar Street having the tax designation of Section 3.80, Block 42, Lot 11 which is zoned DB “Downtown Business” (“Premises”); and

WHEREAS, the Premises is currently developed with two structures connected by a breezeway; one structure is a single story 83-foot wide commercial building abutting Cedar Street with four retail units, and the second structure is a two and a half story residential structure with three rental apartment units, neither of the structures, including the connecting breezeway are code-compliant; and

WHEREAS, a report prepared by the Applicant’s historic preservation consultant concluded that neither structure was of particular importance architecturally nor were they historically significant to the Village and the report also revealed that the commercial building had structural issues including a deteriorating façade facing Cedar Street; and

WHEREAS, on April 23, 2019 Applicant made a presentation to the Board of Trustees, the approval agency for site plans in the DB district, providing an overview of an application which included 1,987 s.f. of retail and 15 residential Units, thirteen of which would be market rate, in a three-story 45-foot building with underground on-site parking for 24 vehicles (“Application”); and

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WHEREAS, following the presentation and in accordance with applicable provisions of New York State Law and the Village Code, the Village Board referred the matter to the Dobbs Ferry Planning Board, Dobbs Ferry Architectural and Historical Review Board and the Westchester County Planning Board for review and recommendations; and

WHEREAS, on August 13, 2019, the Board of Trustees declared itself Lead Agency for purposes of the environmental review of the Application, an unlisted action pursuant to Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617; and

WHEREAS, following receipt of the comments and recommendations from the three referral boards, in accordance with New York State Law and after having provided all requisite notice thereunder, the Board of Trustees opened the Public Hearing on the Application at Village Hall on March 10, 2020 at 6:30pm, which hearing was adjourned to April 28, 2020 and after which time all in-person public hearings had become prohibited by Executive Order of the Governor which declared a statewide health emergency due to the COVID-19 pandemic, so the hearing was postponed and not conducted as adjourned; and

WHEREAS, on June 9, 2020 after having been duly noticed with detailed instructions for participation by video conferencing technology, the hearing was re-opened virtually and thereafter adjourned to June 23, 2020, July 14, 2020, and conducted jointly on July 21, 2020 with the Planning Board and Architecture and Historical Review Board in order to publicly review and obtain comments from both boards on the substantive revisions to the Application, with the final session of public hearing completed by the Board of Trustees on August 11, 2020; and

WHEREAS, based upon comments and suggestions made at all three Village boards, the recommendations from the County Planning Board and as a result of collaborative effort between the Village and the Applicant, the Application underwent substantive revisions during the hearing process to address potential impacts identified resulting in an improved project which incorporates mitigating changes in design and reconfiguration and now consists of a zoning compliant mixed use 3 ½ story 45-foot tall building with on-site parking at ground level including 1,400 s.f. of retail space and sixteen residential units: (i) thirteen 2-bedroom market rate units; (ii) two 2-bedroom affordable units which are 80% of the average size of the market rate units; and (iii) one affordable studio-style unit ("Project").

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Dobbs Ferry finds that the Project is an Unlisted Action under SEQRA, Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, and based upon the review of the EAF and all application materials and consultant reports that were prepared for this action, the Board of Trustees adopts a Negative Declaration in connection with the Project; and

BE IT FURTHER RESOLVED, that the Board hereby approves the Site Plan consisting of drawings as set forth below for the property at 41 Cedar:

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Drawings prepared by Christina Griffin Architect PC				
Dwg. No.	Title	Sheet	Original Date	Last Revised
A-0	Title Sheet	1		8/3/2020
S-1A	Zoning Data / Floor Area Calculations	2		8/3/2020
S-1B	Site Plan / Schematic Planting Plan	3		8/3/2020
R-1	Color Scheme / Materials	4		2/3/2020
A-10	Exterior Details	5		2/3/2020
A-11	Wall Section Exterior Details	6		2/3/2020
A-12	Wall Section	7		2/3/2020
A-13	Wall Section	8		2/3/2020
A-14	Garage / First Floor Plan	9		8/3/2020
A-15	Second Floor Plan	10		8/3/2020
A-16	Third Floor Plan	11		8/3/2020
A-17	Fourth Floor / Roof Deck Plan	12		8/3/2020
A-18	North Elevation	13		8/3/2020
A-19	West Elevation	14		8/3/2020
A-20	South Elevation	15		8/3/2020
A-21	East Elevation	16		8/11/2020
V-0	Streetscape	17		8/3/2020
V-8	Section Through Site	18		8/3/2020
L-1	Landscape Plan	19		8/7/2020
P-1	Photos of Existing Conditions – Zion Church	20		8/3/2020
P-2	Photos of Existing Conditions – View From Old Croton Aqueduct	21		8/3/2020
Drawings Prepared by Hudson Engineering & Consulting, P.C.				
C-2alt	Schematic Stormwater Management Plan	1		5/15/2020
C-1	Demolition Plan	2	5/15/2019	9/16/2019
C-2	Site Plan / Stormwater Management Plan	3	5/15/2020	8/8/2020
C-3	Site Layout and Erosion Sediment Control Plan	4	5/15/2019	8/8/2020
C-4	Details	5	3/21/2018	8/8/2020
C-5	Details	6	3/21/2018	8/8/2020

BE IT FURTHER RESOLVED, that the Board hereby waives one on-site residential parking space and permits the location of three parking spaces on the street in exchange for Applicant's payment of a PILOP; and

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BE IT FURTHER RESOLVED, that the Project meets the goals and objectives of the Village Vision Plan by: (i) generating a significant increase in tax revenues to the Village and the school district; (ii) adding residences on Cedar Street, including three new affordable units, that will add to the vitality of the Village's downtown; (iii) providing a new building which is an improvement over the current conditions at the Premises designed with an attractive character, façade and architecture style consistent with the guidelines established for the downtown area, as concluded by the Planning Board and Architecture and Historic Review Board; (iv) including a pocket park as an amenity useful to the residents and the eventual retail tenant; and (v) installing landscaping to enhance the character of the area and benefit the adjacent property owners.

BE IT FURTHER RESOLVED, that the Board determines the inclusion of a fourth story in the Project meets the mandates of Village Code §300-36.E and Table B-8 of the Zoning Ordinance inasmuch as the addition of a partial fourth floor at 50% of the third floor below allows for a greater mix of unit types within the building and adds an additional unit above the affordable housing requirement in the Village Code thereby enhancing residential diversity and affordability in the Village and the partial fourth story as positioned above the third floor also minimizes impact of the adjacent property which is under review for inclusion in the National Historic Register and also provides the additional public benefit of allowing parking to be placed on the ground floor significantly reducing excavation, site disturbance, and the timeline and impacts of construction to the nearby residents and community at large; and

AND BE IT FURTHER RESOLVED that the following shall be conditions of the approval granted herein:

- The within approval shall expire 6 months from the date hereof unless a building permit is issued, with the option for 2 extensions of 6 months each at the discretion of the Building Inspector.
- Applicant shall pay a Recreation Fee of \$130,000 prior to issuance of a Building Permit.
- Applicant shall pay a PILOP fee of \$20,000 representing four parking spaces (one residential on-site space waived herein and three on-street retail spaces) prior to issuance of a Building Permit.
- Applicant must register the three affordable units with the County of Westchester
- Applicant shall provide a Completion Bond for Public ROW in the amount of \$60,000 prior to issuance of a Building Permit.
- Applicant shall repair sidewalk and make curb cut in conformance with ADA and the minimum Village standards pursuant to a DPW permit.
- Applicant shall pay all Village consultant invoices in full prior to issuance of a Building Permit.
- Applicant shall maintain escrow during construction in an initial minimum amount of \$5,000 with an ongoing obligation to replenish the account at any point when the balance shall reach or fall below \$1,500.
- At Applicant's expense, the above referenced engineering plans shall be subject to final review and approval by the Village's engineering consultant.
- At Applicant's expense, the above referenced landscape plan shall be subject to review and final approval of the Village Landscape Architect who will determine in their sole discretion compliance with Village Code Section 300-49 to preserve transitions between uses.
- Applicant shall provide a one-year survival bond for the landscaping in an amount established by the Village's Landscape Architect with the approval of the Building Inspector.
- Applicant shall perform seismic monitoring of adjoining properties during rock chipping and maintain records of such monitoring providing copies to the Village Building Department upon request.
- Applicant shall provide a pedestrian/vehicle warning system at the entrance to the on-site parking that meets the requirements of the Village Building Inspector

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- Applicant shall provide a pedestrian safety plan during demolition and construction that meets the requirements of the Village Building Inspector.
- Applicant must submit a construction timeline and sequencing for approval by the Village Building Inspector.
- Applicant must submit full construction plans to Village Building Inspector with the address as 41 Cedar St, including unit number designations and intended ownership plan.

A discussion was held and Ms. Dickson, Mr. Manley and Ms. Whitehead addressed questions from the Board.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	6 AYE	1 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Trustee Sullivan gave a synopsis of why the Board is approving this.

Mr. Marfione thanked the Board and the AHRB for helping them to develop the best possible plan on this site.
Mr. Marfione thanked the Board for this opportunity.

Mayor Rossillo said he hopes we can partner through this and thanked Mr. Marfione.

Ms. Whitehead thanked the Board.

Consider a motion to approve the budgeted step increase for John Stone/Assistant Building Inspector/Code Enforcement Officer to Grade XI, Step 2 for an amount of \$65,364.09 effective August 15, 2020 as recommended by Ed Manley/Village Administrator

Mr. Ed Manley/Village Administrator sent the following memorandum dated August 24, 2020 to the Mayor and Board:

Village of Dobbs Ferry

Mayor
Vincent Rossillo

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



Village Administrator
Edmond Manley

Village Treasurer
Jeff Chuhta

Village Clerk
Elizabeth Dreaper

Village Justice
David Koenigsberg

FROM: Ed Manley, Village Administrator
DATE: August 24, 2020
TO: Mayor and Board
RE: Building Department Step Increase

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

My recommendation is to approve the budgeted step increase for John Stone to move to Grade XI, Step 2 (\$65,364.09) as of August 15, 2020

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

Mr. Manley said this is a contractual step increase for Mr. John Stone/Assistant Building Inspector/Code Enforcement Officer.

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Motion by Deputy Mayor Cassell, seconded by Trustee Daroczy to approve the budgeted step increase for John Stone/Assistant Building Inspector/Code Enforcement Officer to Grade XI, Step 2 for an amount of \$65,364.09 effective August 15, 2020 as recommended by Ed Manley/Village Administrator.

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

Consider Administration request for two new DPW hires

Ms. Jennifer Viera/Senior Office Assistant sent the following memorandum dated August 24, 2020 to Mayor Rossillo and the Board of Trustees:



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

Memorandum

To: Mayor Rossillo & the Board of Trustees
CC: Ed Manley, Village Administrator
Jeff Chuhta, Village Treasurer
From: Jennifer Viera, Senior Office Assistant
Date: 8/24/2020
Re: Hiring Two New Laborers

In June 2020, Richard Legath resigned as a Laborer in the Department of Public Works to pursue a new career in Virginia. Due to the budgetary concerns that the COVID pandemic has caused, we have not asked to fill this vacancy. We hired two seasonal workers (Mr. Chris Bucci and Mr. James Traill) this summer and we are requesting to hire them full-time to replace Richard.

In 2009, the Department of Public Works had 24 fulltime employees and 1 Superintendent. As of today, the DPW has 19 fulltime employees and 1 General Foreman. Every year the DPW takes on additional initiatives and new projects, such as, increased garbage/recycling bins in the downtown and at bus stops, composting site, traffic and pedestrian safety measures, tree maintenance and beautification of the Village, etc. In order to keep up with the demanding day to day schedule, we need to hire additional staff.

Today, the DPW has one employee who is out on Workers Compensation and one other will be out in the near future due to injuries. Winter is approaching and we are highly concerned about being down three employees overall. As of August 31st we will be forced to let both Mr. Bucci and Mr. Traill go as our seasonal employees budget runs out on that date. Our intention with this request is to continue to provide all of the services that Village taxpayers have come to expect from the DPW.

We have met with Ed and Jeff to discuss the possibility of adding staff. In order to gain everybody's support, Ed recommended that we implement a training program for DPW staff in areas such as tree trimming, electrical, plumbing, etc. because of the cost saving benefit of having

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this type of work done “in-house”. We agree with that and are considering how to implement such an educational program. The DPW, Ed and Jeff are also discussing further staffing improvements which we plan on presenting to the Board at a future meeting.

We currently have approximately \$116,060 (Richard’s budgeted salary and benefits), and we would like to hire Mr. Bucci and Mr. Traill as full time laborers. As you know, a Starting Laborer salary is \$47,340 for two years and then after that period the salary goes up to \$74,984 (these figures will change once the contract negotiations are settled). For this fiscal budget year, hiring both of these laborers would cost the Village an estimated additional amount of \$20,202 because they are both almost entirely covered under Richard’s budgeted salary and benefits. Please see attached cost analysis and proposed budget changes. We realize that in two years, their salaries will increase, however there are 2 long time employees with higher salaries and benefits costs who can retire at any time, and we believe that their retirements would offset these costs and the budget will actually decrease over time.

The DPW Teamsters Contract expired on May 31, 2020 and negotiations will begin soon and both of these new laborers have agreed to sign a stipulation stating that whatever the cost of the medical is decided on, they will pay. We are recommending that we hire Mr. Chris Bucci and Mr. James Traill, effective immediately after an agreement is drafted by the Village Attorney and signed by both employees and the Village Administrator.

Mr. Bucci and Mr. Traill are both hardworking, attentive employees and go above and beyond their daily duties to help other departments within DPW. They are both ready, willing and eager to learn and excel in any task that is given to them. Mr. Bucci is working towards getting his CDL and Mr. Traill has his CDL and can help fill in with driving the larger equipment, plowing and driving the sanitation trucks. The DPW would be a better overall if we add them to our team.

Thank you for your consideration of the important matter.

Ms. Viera discussed the request for two new DPW hires. Ms. Dorman said we need the manpower to get through the winter.

Mr. Chuhta said this is something that the Board should consider and it will be included in the budget process.

Mr. Trezza said he concurs with what Ms. Viera said that the two gentlemen are currently working for the Village as summer help and they are good workers.

Mr. Manley said he, Ms. Viera, and Mr. Trezza have discussed future education and training for these men in positions and other trades and we are going to start a policy of doing more in-house. Mr. Manley said he believes this will save money that we spend on third party contractors. Mr. Manley said if we can go out and trim our own trees and repair our own buildings we are going to save a lot of money. Mr. Manley said the amount that goes out to third party contractors is huge, and a lot more than one person’s salary. Mr. Manley said not only will we save that money, but what happens now with city trees along the roadways is they are ignored and we are spending a lot of money taking them down after they die. Mr. Manley said if we start a policy of pruning and caring for these trees, they are going to live, they are going to survive and we won’t have to remove them.

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Trustee Sullivan asked if we are required to advertise these jobs.

Ms. Viera said we normally do not, we hire our part-time or our seasonal people. Ms. Viera said she did speak with Trustee Taylor about that moving forward because we are having a difficult time finding people to do the seasonal work. Ms. Viera said it's smart of us to put it on the website and send out blasts and let people know that we are hiring.

Mayor Rossillo asked if these part-time jobs are subject to civil service law, as far as hiring goes.

Mr. Manley said part-time are not subject to civil service law as far as hiring goes.

Mayor Rossillo said he thinks it's a good idea to expand the base from which we hire people.

Trustee Daroczy asked if they had anyone in mind or any people lined up for these jobs.

Ms. Viera said we have two employees that worked with us this summer and they have both been great and go out of their way to help us every day. Ms. Viera said we really need to keep them.

Trustee Daroczy said she respects that, but in the future she thinks that it would be a benefit for us to make those jobs public, and announce them and promote them to give the opportunity to other people.

Motion by Trustee Patino, seconded by Trustee Daroczy to authorize the Village Administrator to hire two additional employees for DPW.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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VOTE TOTALS	7 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Viera thanked the Board.

Consider a motion to approve the audit of claims as submitted and recommended by the Village Treasurer

Mr. Chuhta said this is just the normal audit process.

Motion by Trustee Taylor, seconded by Deputy Mayor Cassell to approve the audit of claims as submitted by the Village Treasurer as follows:

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SEPTEMBER AUDIT #1

Fund Distribution	Regular
A-General Fund	\$231,186.94
ES- Enterprise Sewer Fund	\$ 109.93
L- Library Fund	<u>\$ 5,487.54</u>
Grand Total	<u>\$ 236,784.41</u>

SEPTEMBER AUDIT #2

Fund Distribution	Regular
A-General Fund	\$245,764.44
CD- Special Grant Fund	\$ 4,887.50
ES- Enterprise Sewer Fund	\$ 650.00
H - Capital Fund	\$ 25,500.38
L- Library Fund	\$ 7,490.73
T- Trust & Agency Fund	<u>\$ 1,496.75</u>
Grand Total	<u>\$285,789.80</u>

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

Consideration of approval of retaining Nolan Landscape Architects as Village Consultants as recommended by the Village Administrator

Ms. Suzanne Nolan, ASLA/Nolan Landscape Architects, PLLC sent the following letter and attachments dated August 13, 2020 to Mr. Edmond Manley/Village Administrator:

Nolan Landscape Architects, PLLC

152 Clove Road, New Rochelle, NY 10801

(914) 522-4372

smnolan@optonline.net

August 13, 2020

**Edmond Manley
Acting Village Administrator
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, New York 10522**

Dear Ed,

On behalf of Nolan Landscape Architects, PLLC (NLA,) I am pleased to provide a proposal to the Village of Dobbs Ferry for Landscape Architectural consulting services. Working in conjunction with the Village Building Department, NLA proposes to provide assistance to the Village Planning Board in their review of site plan approval applications, coordinating the work with the involved Village Boards and Commissions. In addition, at the direction of the Building Department and the Village Manager, NLA will provide input to the various Village Boards, Departments and Commissions regarding improvements to Village property. It is my understanding that the sealing of professional drawings is not required and is therefore excluded from this scope of services. NLA will be prepared to undertake the work starting immediately. Attached are resumes of our key personnel.

Scope of Services:

- **NLA shall review applications to the Village Planning Board for site plan approval in the context of applicable municipal ordinances, visual impacts on surrounding properties, screening, appropriateness of plant material identified, and mitigation of construction impacts on existing and proposed plant material. NLA shall coordinate the review with the Village Consulting Engineer and the involved Village Boards, Commissions and Departments, and shall provide written comment in advance of the pertinent Planning Board meeting.**
- **At the direction of the Village Building Department and Village Manager, NLA shall provide input to the various Village Boards, Commissions, and Departments regarding improvements to Village property, including site consultations, conceptual design, and project scoping.**
- **NLA shall provide input on special projects and planning studies involving or initiated by the Village including Comprehensive Plan development, SEQR reviews, and grant funding possibilities.**

Key Personnel

The principal-in-charge shall be Suzanne Nolan, ASLA, with Christopher J. Nolan, FASLA providing services as required. Resumes are attached. A draftsman will be engaged on an as-needed basis.

Staffing and Services:

A. Planning Board Reports

<u>Staff</u>	<u>Task</u>	<u>Hourly Rate</u>
Principal Landscape Architect	Reviews and Meetings	\$ 175
	Site Visits	125

B. Design Services

<u>Staff</u>	<u>Task</u>	<u>Hourly Rate</u>
Principal Landscape Architect	Site Consultations	\$ 175
	Conceptual Design	125
	Scoping	175
	Special Project Services	100
Draftsperson (consultant)	CAD Operator	90

Thank you in advance for your consideration of our firm. We would be honored to provide consulting services and to aid the Planning Board and Building Department in maintaining and enhancing the quality of life in the scenic and historic Village of Dobbs Ferry.

Best regards,



Suzanne Nolan, ASLA
Principal

Attachments

Christopher Nolan, FASLA

Nolan Landscape Architects, PLLC

152 Clove Road, New Rochelle, NY 10801

(347) 582-1586 cell cjnolan@optonline.net

Registration:

NYS license # 001609

Experience:

Nolan Landscape Architects
2014 - present

Central Park Conservancy
1989 to present

Professional Affiliations:

American Society of Landscape
Architects, Fellow

City Parks Alliance,
Board Member

Lyndhurst National Historic Site,
Board Member

Cornell Botanic Garden,
Advisory Council

Urban Design Forum, Fellow

Society of Experiential Graphic
Design

Construction Specifications
Institute

Education:

Cornell University 1989
Bachelors of Science,
Landscape Architecture

Expertise

Proven leadership in the development and management of large scale planning, design and construction programs gained through over 25 years in the public sector.

Seasoned master planning and project management skills developed during tenure as the Chief Landscape Architect for the Central Park Conservancy. Primarily responsible for establishing park-wide restoration and reconstruction goals grounded in historic context, contemporary use, design appropriateness, technical feasibility and regulatory approval framework. Clear and precise oral and written presentation skills as required to build consensus in the extremely demanding public environment of Central Park, a National Historic Landmark, and arguably one of the most-visited public spaces in the world.

Sample Planning Projects

Woodlands Restoration & Management Plan (in process)

Masterplan to address 130 acres of woodland

Plan for Play (2011)

Master plan for \$30 million program to address all 21 playgrounds

Report on the Public Use of Central Park (2011)

Comprehensive park use study over a 1-year period

Sample Design and Construction Projects

Reconstruction of 21 Playgrounds (on-going)

Restoration of Ramble and North Woods (on-going) \$35 million

Restoration of the Lake, 2012, \$28 million

Reconstruction of Hechsher Playgrounds & Ballfields, \$10 million

Bethesda Terrace - Minton Tile Ceiling and Roadway, \$7 million

Awards

American Society of Landscape Architects

2017 Medal of Excellence to the Central Park Conservancy

Nowodworski Foundation

2017 King Jan III Sobieski Award to the Central Park Conservancy

American Society of Landscape Architects

2014 Elevated to Council of Fellows

American Society of Landscape Architects, New York Chapter

2011 Design Awards: Special Recognition Award to the Planning, Design & Construction Division, Central Park Conservancy

Suzanne Nolan, ASLA

Nolan Landscape Architects, PLLC

152 Clove Road, New Rochelle, NY 10801

(914) 522-4372 cell smnolan@optonline.net

Registration:

NYS license # 001538

Experience:

Nolan Landscape Architects
2014-present

Suzanne Nolan, Landscape
Architect, 2006-2015

Cherbuliez/Munz, Landscape
Architects, 2002-2006

Westchester County
Department of Planning 1989-
2001

Professional Affiliations:

American Society of Landscape
Architects

Bronx River Parkway
Reservation Conservancy,
Past President

Westchester Soil and Water
Conservation District, Director
term 1/2019 – 12/2021

Historic Preservation Committee
of the Westchester County
Historical Society, Advisor

New Rochelle Heritage Task
Force, Member

Cornell Botanic Gardens,
Advisory Committee Member

Education:

Cornell University 1989
Bachelors of Science,
Landscape Architecture

Background and Skills

Ability to provide design and planning services within the public regulatory approval framework, most recently as the Consulting Landscape Architect to the Villages of Irvington and Tarrytown. Site design skills applicable to a range of environments, from urban to residential, sensitive to site context, history, and historical resources.

Community consensus building skills developed through stakeholder outreach and engagement during tenure with the Bronx River Parkway Reservation Conservancy, a volunteer-based park advocacy group.

Grant writing skills developed as a participant on both sides of the process: as a reviewer of requests for County grant funding, and as a grantee of NYS DEC funding for plantings and invasive species management for the Bronx River Parkway Reservation.

Native planting design and habitat restoration; invasive species management planning.

While with the County Planning Department, participated in the design of park and downtown improvements for various Westchester communities and the coordination of the County's annual Capital Planning process inclusive of SEQR preparation.

While with Cherbuliez/Munz Landscape Architects, prepared site designs for municipal, corporate, institutional and residential clients and participated in developing design standards for Riverwalk.

Pertinent Experience

Consulting Landscape Architect, Village of Irvington 2017- present

Assistance to the Planning Board on site plan reviews and to Village staff for improvements to municipal property.

Consulting Landscape Architect, Village of Tarrytown 2017- present

Assistance to the Planning Board and Engineering Department on site plan reviews and construction compliance.

Bronx River Restoration Plantings, Bronxville 2016-present

On-going effort to control invasive plants through removal and re-introduction of native species obtained through the NYS DEC Trees for Tributaries program.

CDBG Downtown Streetscape Improvements 1989 – 1997

Planning, design, construction drawings, and construction administration for various Westchester communities, including Dobbs Ferry, Hastings-on-Hudson, Sleepy Hollow, Bedford Hills, and Croton Falls.

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Mr. Manley said we had a Landscape Architect and a few years ago she was no longer able to serve our community. Mr. Manley said she recommended Ms. Susan Nola on a few jobs. Mr. Manley said he has had some experience with Ms. Nolan in the field on a couple of projects and found her to be very knowledgeable and easy to work with. Mr. Manley said we are in dire need of a Landscape Architect and Ms. Nolan is already on board to take care of 41 Cedar Street; and the Ashford and Livingston Islands, after the Board approves this. Mr. Manley recommends that we retain Ms. Nolan, and there will be no cost to the Village, she will be paid by applicants.

Motion by Trustee Patino, seconded by Trustee Taylor to approve retaining Nolan Landscape Architects as Village Consultants as recommended by the Village Administrator.

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

Consider a resolution committing to participate in the Community Choice Aggregation Program and authorizing the Village Administrator to sign the Memorandum of Understanding

The proposed Memorandum of Understanding is as follows:

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into by and between: **Sustainable Westchester, Inc., a New York non-profit corporation (“Sustainable Westchester”), and the City/Town/Village of _____ (the “Municipality”), a local government member of Sustainable Westchester (each a “Party” and collectively, the “Parties”).**

1. Background:

- a. In February 2015, the New York Public Service Commission issued an Order for Case 14-M-0564 as follows: “The Petition of Sustainable Westchester is granted to the extent that its municipal members are authorized to undertake a Community Choice Aggregation demonstration project consistent with the discussion in the body of this Order...”
- b. The PSC subsequently issued an Order for Case 14-M-0224 on April 21, 2016, which authorized Community Choice Aggregation (“CCA”) throughout New York State (the “CCA Order”) and on November 15, 2018 issued the “Order Approving Renewal of the Sustainable Westchester Community Choice Aggregation Program” reauthorizing the Sustainable Westchester CCA program under a Master Implementation Plan.
- c. Sustainable Westchester’s CCA Program enrolled customers from an initial group of 20 participating municipalities in April 2016. Since then, seven additional municipalities have joined and several other municipalities are actively working towards participation.
- d. For municipalities in the Con Edison utility territory, the current Electric Service Agreement for the Sustainable Westchester CCA Program will terminate on December 31, 2020
- e. In compliance with the PSC CCA Orders, the Municipality has adopted local legislation to enable Community Choice Aggregation.
- f. As a member of Sustainable Westchester in good standing and participant in the Sustainable Westchester CCA Program, the Municipality wishes to continue to engage the services of Sustainable Westchester as the Program Manager for Community Choice Aggregation for the Operation and Maintenance of the Program.

2. Definitions:

- a. **Eligible Customers** – Residential and small commercial consumers of electricity who receive Default Service from the Distribution Utility as of the Effective Date, or have been served by the program under the 2019 ESA and have not opted-out, or “Newly Eligible Consumers” that subsequently become eligible to participate in the Program, at one or more locations within the geographic boundaries of the Municipality, except those consumers who receive Default Service and have requested not to have their account information shared by the Distribution Utility. For the avoidance of doubt, all Eligible Consumers must reside or be otherwise located at one or more locations within the geographic boundaries of the Municipality, as such boundaries exist on the Effective Date of this ESA.
- b. **Community Choice Aggregation Program or CCA Program or Program**– A municipal energy procurement program, which replaces the incumbent utility as the

- default Supplier for all Eligible Customers within the Participating Municipality, as defined in the PSC CCA Orders.
- c. **Competitive Supplier:** An entity duly authorized to conduct business in the State of New York as an energy service company (“ESCO”) that procures electric power for Eligible Customers in connection with this CCA Program.
 - d. **Compliant Bid:** Electric power supply bid from a Competitive Supplier that meets the requirements specified in this MOU and the 2021 ESA. A Compliant Bid price must be inclusive of fees owed to Program Manager and be less than:
 - i. Residential accounts: 7.65 cents/kwh;
 - ii. Small commercial accounts: 7.65 cents/kwh
 - e. **Distribution Utility:** Owner or controller of the means of distribution of the natural gas or electricity that is regulated by the Public Service Commission in the Participating Municipality.
 - f. **Electric Service Agreement (“ESA”):** An agreement that implements a CCA Program and contains all the terms and conditions of the Program.
 - g. **2019 ESA:** The ESA which implemented the Sustainable Westchester CCA Program during the period from January 1, 2019 to December 31, 2020.
 - h. **2021 ESA:** The ESA which will implement Sustainable Westchester CCA Program commencing January 1, 2021 for the Con Edison service territory. The 2021 ESA shall have substantially the same terms outlined in the attached 2019 ESA Template (Attached as Exhibit 1). The 2021 ESA Template tracks as closely as possible to the 2019 ESA in its content, with only minor changes regarding supplier data requirements, , additional clarification regarding NY renewable energy certificate registration, provision for recovering any NYS subsidy for CCA purchase of renewable energy certificate if such subsidy comes into force after contract signing, and deletion of the optional time-of-use product.
 - i. **CCA Orders:** Collectively, the February 26, 2015 “Order Granting Petition in Part” issued by the PSC in Case 14-M-0564; the April 21, 2016 “Order Authorizing Framework for Community Choice Aggregation Opt-out Program” issued by the PSC in Case 14-M-0224, which sets forth the requirements, terms, and conditions under which CCA programs can proceed through implementation; and the November 15, 2018 “Order Approving Renewal of the Sustainable Westchester Community Choice Aggregation Program” issued by the PSC in Case 14-M-0564, which reauthorizes the Sustainable Westchester CCA program under a Master Implementation Plan.
 - j. **Qualifications Review:** A verification of the status of the Competitive Supplier as an electricity supplier in the Distribution Utility’s service territory. A precondition for attaining such status is that Competitive Supplier has met the credit requirements established by the New York Independent Systems Operator.
 - k. **Participating Municipality:** A dues-paying municipal member of Sustainable Westchester, which has adopted the applicable local legislation for the Community Choice Aggregation Program.
 - l. **Program Manager:** Sustainable Westchester, a non-profit corporation of which the Participating Municipality is a member.

- m. **Public Service Commission (“PSC”)**: The New York State Public Service Commission or the New York State Department of Public Service acting as staff on behalf of the Public Service Commission.
- 3. **Purpose**: The purpose of the Memorandum of Understanding is as follows:
 - a. To establish participation by **The Municipality (hereafter, the “Participating Municipality”)** in a Community Choice Aggregation Program (hereafter, the “Program”) that will be managed on its behalf by **Sustainable Westchester, (hereafter, the “Program Manager”)** under the 2021 ESA.
 - b. To affirm that the Participating Municipality and Program Manager agree to adhere to the terms and conditions of the 2021 ESA in the event they execute it.
 - c. To affirm that the Participating Municipality and Program Manager agree to execute the 2021 ESA, subject to the conditions of review and approval outlined in 4(c) and 5(a), below.
- 4. **Roles and responsibilities of the Program Manager**: As Program Manager, Sustainable Westchester agrees to perform all duties outlined in the 2021 ESA and, prior to execution of that agreement, Program Manager agrees to:
 - a. Provide the involved agencies and parties to the PSC CCA Orders, including, but not limited to, the Public Service Commission and Distribution Utility, requested information about and documentation of the actions undertaken by the Participating Municipality in furtherance of enabling participation in the Program;
 - b. Manage the energy procurement bidding process including:
 - i. the identification and notification of potential firms seeking to be the Competitive Supplier,
 - ii. the management of the Request for Proposals (“RFP”) process from preparation of the content to the publication of the RFP and management of firms responding to the RFP,
 - iii. the preparation of the 2021 ESA that will be included in the RFP,
 - iv. the acceptance, secure opening, and review of the responses to the RFP, and
 - v. the organization of the Qualifications Review and bid evaluation,all in a manner that is transparent to the Participating Municipality and firms seeking to be the Competitive Supplier;
 - c. Sign the 2021 ESA in a timely fashion subject to the conditions that:
 - i. the Competitive Supplier is deemed qualified for the duration of the 2021 ESA by the Qualifications Review, and
 - ii. such Competitive Supplier’s response to the RFP is deemed by the Program Manager to be a Compliant Bid as defined in Section 2 above.
 - d. Fulfill any other responsibilities as may reasonably adhere to facilitating the implementation of the Program, subject to the Program Manager’s inherent and original role as an organization driven by the deliberated priorities of its constituent member municipalities.
- 5. **Roles and responsibilities of the Participating Municipality**: the Participating Municipality agrees to:
 - a. Sign the 2021 ESA for the Standard Product / 100% Renewable Clean Power Product [select one and initial] as the Default Product for its residents and small businesses, in a timely fashion, subject to the conditions that:

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CCA MOU - CON ED

2020-08-11

- i. the Competitive Supplier is deemed qualified for the duration of the 2021ESA by the Qualifications Review, and
 - ii. such Competitive Supplier's response to the RFP is deemed by the Program Manager to be a Compliant Bid as defined in Section 2 above.
6. **Term and Termination:** Memorandum of Understanding shall expire on the earlier of December 31, 2020 or the date on which the 2021 ESA is signed by the Participating Municipality, the Program Manager, and the selected Competitive Supplier. Participating Municipality shall have the right to terminate this Memorandum of Understanding for any of the reasons set forth in the Termination section of the ESA attached hereto as Exhibit 1.

IN WITNESSETH WHEREOF, the Parties have signed this MEMORANDUM OF UNDERSTANDING on the day and year appearing below their respective signatures.

City/Town/Village of _____

Authorized Official Name and Title: _____

Signature: _____

Address: _____

Telephone(s): _____

E-Mail Address: _____

Address for Notices: _____

Sustainable Westchester, Inc.

Authorized Official Name and Title: Steven Rosenthal, Interim Executive Director

Signature: _____

Address: 40 Green Street, Mount Kisco, NY 10549

Telephone(s): (914) 242-4725

E-Mail Address: steve@sustainablewestchester.org

Address for Notices: 40 Green Street, Mount Kisco, NY 10549

Attachments: Exhibit 1, 2021 ESA Template

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Mr. Dan Walsh was present.

Mr. Walsh summarized the action/step and process. Mr. Walsh noted that the Village would be choosing the 100% renewable power option in the Memorandum of Understanding.

Mr. Walsh addressed questions from the Board.

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

RESOLUTION 34-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
AUTHORIZING THE VILLAGE ADMINISTRATOR TO SIGN A MEMORANDUM OF
UNDERSTANDING CONTINUED PARTICIPATION IN THE WESTCHESTER POWER
COMMUNITY CHOICE AGGREGATION PROGRAM FOR TERM BEGINNING JANUARY 1, 2021**

WHEREAS, the Village of Dobbs Ferry has enacted Local Law 10-2018 establishing a Community Choice Aggregation electricity supply program to promote the transition to renewable energy and provide new electric supply options for its residents and small businesses; and

WHEREAS, through its participation to-date the Village of Dobbs Ferry has significantly decreased its carbon footprint and provided access to additional beneficial initiatives to its residents; and

WHEREAS, the Village of Dobbs Ferry desires to continue its participation in the Westchester Power Community Choice Aggregation program after the conclusion of the current contract on December 31, 2020.

THEREFORE BE IT RESOLVED, that the Village Administrator is hereby authorized to sign the Memorandum of Understanding for continued participation in the Westchester Power Community Choice Aggregation Program for the next contract term beginning January 1, 2021;

AND BE IT FURTHER RESOLVED that the Village of Dobbs Ferry selects the 100% renewable power option as its default supply.

A discussion was held and Mr. Walsh addressed questions from the Board.

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

Mayor Rossillo thanked Mr. Walsh.

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Mr. Walsh said he will follow up with Village to pick up the signed MOU.

Consider a resolution to schedule a public hearing on September 22, 2020 to amend §290-29 Alternate Side of the Street Parking, Streets and days designated – Hatch Terrace, of the Village of Dobbs Ferry Code as recommended by Police Chief Manuel Guevara

Police Chief Manuel Guevara sent the following memorandum dated August 20, 2020 to Mayor Vincent Rossillo, Board of Trustees, Mr. Edmond Manley/Village Administrator and Ms. Elizabeth Dreaper/Village Clerk:



**POLICE DEPARTMENT
VILLAGE OF DOBBS FERRY**
112 Main Street • Dobbs Ferry, New York 10522
Telephone (914) 693-5500 • Fax (914) 693-2040



To: Mayor Vincent Rossillo and Board of Trustees
Edmond Manley, Village Administrator
Elizabeth Dreaper, Village Clerk

From: Manuel R. Guevara, Chief of Police

Date: August 20, 2020

Subject: Request to schedule a public hearing to amend §290-29 Alternate Side of the Street Parking, Streets and days designated – Hatch Terrace

Village Code §290-29 Alternate Side of the Street Parking, Streets and days designated – Hatch Terrace currently reads as follows:

§290-29 Alternate Side of the Street Parking - Streets and days designated.

Name of Street	Days	Location
Hatch Terrace	Monday and Tuesday	Entire Length

The proposed change would read as follows:

§290-29 Alternate Side of the Street Parking - Streets and days designated.

Name of Street	Days	Location
Hatch Terrace	Thursday and Friday	Entire Length

The current signage posted on Hatch Terrace that has been enforced by the Dobbs Ferry Police Department indicates that parking is restricted between the hours of 9am to 12pm on Thursday and Friday respectively to allow for street cleaning. (See attachment supplied) The proposed amendment to the Village Code would make the Code and posted signage consistent.

I request that the Board of Trustees schedule a public hearing to amend §290-29 Alternate Side of the Street Parking, Streets and days designated – Hatch Terrace as outlined.



Mr. Manley said the problem in the Zoning Code where there has been signage that is not in the Code. Mr. Manley said Chief Guevara will present during the public hearing on September 22, 2020 and explain that to the Board. Mr. Manley said this codifying what is existing on the street.

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

RESOLUTION 35-2020

RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES TO SCHEDULE A PUBLIC HEARING ON SEPTEMBER 22, 2020 TO AMEND §290-29 ALTERNATE SIDE OF THE STREET PARKING, STREETS AND DAYS DESIGNATED - HATCH TERRACE, OF THE VILLAGE OF DOBBS FERRY CODE

RESOLVED, that the Board of Trustees of the Village of Dobbs Ferry hereby calls for a Public Hearing to take place in the Board Room at Village Hall, 112 Main Street, Dobbs Ferry New York, on September 22, 2020 at 6:30 p.m., or as soon thereafter as the matter may be heard, to consider an Introductory Local Law which proposes to amend §290-29 Alternate Side of the Street Parking, Streets and days designated – Hatch Terrace, of the Village of Dobbs Ferry Code; and

BE IT FURTHER RESOLVED, that the above referenced Introductory Local Law shall be referred, circulated and made available for inspection in accordance with applicable law.

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

Mr. Manley clarified that this is in the Village Code and not in the Zoning Chapter.

Discuss replacement of the raised cross walk at Ogden Avenue & Beacon Hill Drive

Mr. Manley said Con Ed worked there and neglected to put back what was existing, the raised crosswalks and speed bumps on Beacon and then they patched the whole street and believed they were done. Mr. Manley said we put it on this agenda to reallocate funds to put it back ourselves. Mr. Manley said since then, in Con Ed's effort to apologize for their lack of response during hurricane Isaias, they are now willing to come back and replace all of these traffic slowing implements at a cost to them. Mr. Manley said the Traffic Committee has asked for them to be put back and there is no discussion necessary, we could just agree to let Con Ed put them back and drop this from the agenda or you could make an opinion.

Deputy Mayor Cassell thanked Ms. Viera for all the work she did with Con Ed to get them to put the crosswalk back. Deputy Mayor Cassell said as the Traffic Committee mentioned, this was part of the Rivertowns Square site plan traffic mitigation and it has to go back, it's part of the design that was specific to that area and protecting the Springhurst stairs.

Mayor Rossillo said this is part of the site plan approval that was previously voted on by the Board of Trustees in order to have Rivertowns Square pass so this is a much bigger issue, part of a whole chain as Rob Baron pointed out.

Mr. Manley said if it was removed, it would need the Board's vote, but as it is going back as part of the approved site plan, it does not.

Request from 27 Main Street for waiver of \$10,000 REC fee for additional dwelling unit

Ms. Roya Salmassian and Mr. Sirius Miandoabi, P.E. sent the following letter and attachments dated August 14, 2020 to Ms. Lori Lee Dickson/Attorney for the Village, Mayor Rossillo and the Board of Trustees:

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Date: August 14, 2020

**From: Sirus Miandoabi & Roya Salmassian
27 Main Street
Dobbs Ferry, NY 10522**

**To: Lori Lee Dickson
11 Martine Avenue, 12th Floor
White Plains, NY 10606**

**Mayor Rossillo & Members of the Board of Trustees
112 Main Street
Dobbs Ferry, NY 10522**

Via: Email & Hand Delivery

Ref: 27 Main Street, Dept of Buildings- A2020-0384

Dear Ms. Dickson & Mayor Rossillo,

First, we would like to thank you for your time and patience on Tuesday night during the BOT meeting.

As a follow up to what we discussed, please see attached letter dated July 21st, 2020 that provides some background to the property and how we reached the current condition of the building (and community as a whole). Follow-up emails were sent to both Mayor Rossillo and Mr. Manley on July 31st, 2020 to ensure receipt of the letter, but we received no response.

The issue being discussed is to our decision to restore the lower level as its original use as an apartment. The plans attached have been approved by the Dobbs Ferry Building Department and we are ready to move forward with the work, but the building permit is contingent on our paying a \$10,000 Recreational Fee.

We contend that this fee and the application of the respective law regarding this fee have not been applied properly, the amount of the fee is arbitrary, and the law itself is ambiguous. We discussed this with Mr. Manley, since he was the building inspector at the time, and we were advised to submit an appeal to The Village Zoning Board (VZB). The VZB Public Hearing took place on June 10th, 2020. At the Board of Trustees meeting on July 21st, Mr. Manley was adamant that the VZB had issued a final decision on the matter. We have watched the YouTube recording (the meeting minutes are still not available) and have confirmed that the VZB made no such determination and the case is still open. However, the VZB did recommend that they were not the proper Board for this consideration and, instead recommended that we appeal to The Village Board of Trustees (BOT). The Village Code specifically states that the BOT is the only entity in to make any adjustments to law and fees that are collected. Since June 10th, we have been unsuccessful in getting this matter placed on the BOT agenda.

We understand that recreational fees have been a part of The Village code as early as 2004 where the fee was \$4,000-\$5,000 per new dwelling. When our family bought this property from the Town of Greenburgh at auction, the building was in terrible condition and it had eight residential apartments. We fully renovated the building between 2010-2012 and converted the first floor and lower level to commercial use, reducing the number of apartments in the building to four. At that time there were no fees collected for making any modification/restorations of dwellings nor were there credits issued for reducing the number of dwellings that effectively reduced the 'demand' of the recreational facilities that this fee is being used for.

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Our needs for the retail space changed as did our need to restore one of the previous apartments for use by my daughter. The approved plans show the restoration of the apartment on the lower level. This action would restore one of the four apartments previously converted to commercial use in 2010. This leaves the building still down three of the original apartments. The intent of our request is for the BOT to hear the facts of this case and hopefully be fair to us. We are making these changes under financial duress and paying this additional fee for no good reason threatens our situation. We ask that you issue a final determination so that the issue can be resolved as quickly as possible.

We are available at any time to discuss this issue further with you. Should you wish to contact us directly, our phone numbers are below.

-

Thank you again for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be 'RSL' followed by a long horizontal flourish.

Roya Salmassian
(917) 335-6113

A handwritten signature in blue ink, appearing to be 'S. Miandoabi' with a stylized flourish.

Sirus Miandoabi, P.E.
(914) 774-0343

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Date: July 21, 2020

**From: Roya Miandoabi
27 Main Street
Dobbs Ferry, NY 10522**

**To: Mayor Rossillo & Members of the Board of Trustees
112 Main Street
Dobbs Ferry, NY 10522**

Ref: 27 Main street Dept of Building -A2020-0384

Dear Mayor Rossillo and Board of Trustees:

This letter is to request an amicable resolution of the Village's requirements for Recreational Fees as they apply to my property at 27 Main Street. I am in the process of restoring one of the four residential units that I eliminated in 2012 when I initially renovated the building. I have been told that I now need to pay a \$10,000 Recreation Fee for creating a new residential unit.

We purchased the building from the Town of Greenburgh in 2010. At that time, the building's use had been as eight residential units. The building was in severe disrepair and the Town had taken the property for back taxes. Shortly after purchasing the building at auction, we learned that the Village Board was considering a development project that would have involved 27 Main Street, 33 Main Street, and 56 Palsade Street. It was an excellent plan that would have revitalized the downtown Dobbs Ferry district and alleviated many of the congestion concerns the Village is facing today. The plan would have created 20 market rate residential units, 12 affordable housing units, 107 parking spaces in a garage below street level, and include additions and a renovation of the Embassy Center to include a facility for senior citizens. This was shortly after the County had signed a settlement agreement with HUD and the County was looking towards this project as an example of the kind of benefits that a community could accomplish by cooperation with the Settlement Agreement. Unfortunately, the fact that the Village had not yet adopted the new Zoning Ordinance meant that it could not commit to the project, since it was not in compliance with the Code that was in place at that time.

In 2011, after it became clear that the project would not be moving forward, we decided to renovate the building. We proposed reducing the number of residential units from eight to four and to converted the street level and floor below the street level to commercial use. We obtained the approvals for that work, completed the work, and received the Certificate of Occupancy for that use. It should be noted that, while the Village requests a \$10,000 recreation fee for the creation of a residential unit, the code does not contemplate changes of use to existing buildings, and does not provide any compensation to a property owner for the reduction in the number of residential units.

My circumstances have changed since then. Due to divorce, I have to sell my house in Ardsley while I continue to care for my mother. My solution is to move into one of the residential units at 27 Main Street. My daughter is currently the resident in one of the units that would accommodate my mother and myself. My ex-husband, who was my primary employer, has left the commercial space and as such the need for the commercial space has changed. To continue to provide a place for my daughter to live, so that my mother and I can move into the unit where my daughter currently lives, I have obtained approvals to restore one of the previously removed apartments. The commercial area on the floor below street level would be renovated to provide a one-bedroom apartment for my daughter.

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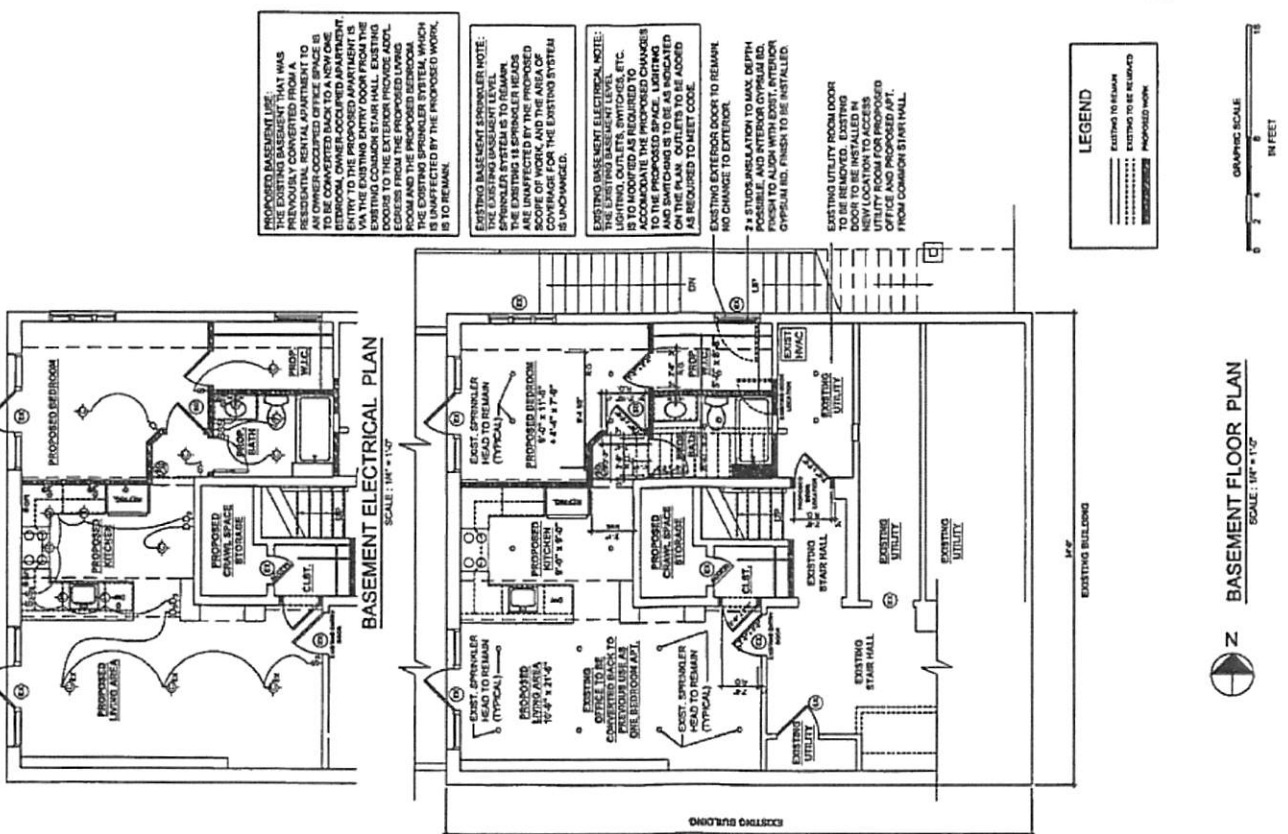
We have applied for the building permit to do this work, but have learned that the permit cannot be issued until I pay a \$10,000 Recreation Fee. This is financially stressful for me at this point and it seems the fee has been arbitrarily handed to us without referencing the essence of the law that was put into place . There is green-space on the property that is regularly used by tenants from Fourth of July Fireworks viewing, family barbeques, and small children playing ball which helps to redirect our tenants from the Village's recreational areas. All things considered, eliminating the four residential units must have reduced the demands for recreational facilities, if adding a unit can legitimately be considered to impose demands for recreational facilities on the Village. I now need to restore one of those residential units. The net to the Village is still a reduction of three residential units and restoring greenspace that was previously un-usable.

My request is that the Village Board waive the \$10,000 recreation fee for the restoration of one residential unit at 27 Main Street. In terms of financial impacts on the Village, it is very clear that our buying the 27 Main Street property and restoring it has been very positive to the Village in terms of real estate tax income and the character of lower Main Street. I believe our family has and will continue to positively impact the Village and ask that our real needs for this extenuating circumstance during these unprecedented times be taken into consideration.

Thank you for your time and we appreciate your help.

Sincere Regards,

Roya Salmassian



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Mr. Sirus Miandoabi and Ms. Roya Salmassian were present to represent the application.

Mr. Manley said when the current owner bought the property that was in a state of disrepair they submitted for a building permit application, which was approved. Mr. Manley said the building had a certificate of occupancy, when it was previously used, for six dwelling units. Mr. Manley said the current owner took out a building permit totally gut it and renovate it and create four dwelling units and two retail units. Mr. Manley said one of the retail units was two stories. Mr. Manley said the application now is to remove the lower floor, the staircase to the lower floor, of the one retail unit and convert it to another dwelling unit. Mr. Manley said according to Dobbs Ferry Code he told the applicant that there would be a \$10,000.00 Recreation fee for the additional dwelling unit. Mr. Manley said the applicant disagreed with that determination and wanted to know what they could do about it. Mr. Manley said he told the applicant they could to the Zoning Board of Appeals to appeal his interpretation of the Code. Mr. Manley said the applicant went before the Zoning Board of Appeals and they found no reason to overturn his decision or interpretation of the Code, but they saw some sort of reason that the applicant could come to the Board of Trustees to request a waiver from you because it is a Board of Trustees action and law that created this process. Mr. Manley said the applicant is asked the Board for a waiver of the \$10,000.00 Recreation fee

Ms. Dickson said since this was an act of a prior Board to add this as a fee and you established the fee amount, the only authority to alter that fee amount would be a waiver from the Board, for all or a portion of that fee, or whatever the Board feels would be equitable. Ms. Dickson said based upon the description there were many more dwelling units there at one point, and she thinks it was before the inception of this law which established this fee if you increase by building permit, a residential dwelling. Ms. Dickson said routinely this fee is collected as a part of the site plan and subdivision approval if you are creating lots or dwelling units as part of the subdivision approval. Ms. Dickson said in this case it is specifically in the law as a fee to be collected if you are creating a new residential unit. Ms. Dickson said their argument is at one point there was eight, now there is four, they are adding one more, that's five, five is less than eight and so it would be in the Board's purview to look at the impacts that this additional unit may or may not have on your need for recreation facilities.

Ms. Dickson said the Zoning Board took no formal action on this and they felt it was outside of the scope of their authority, and they have sent it to you, and the applicant has prepared this defense which is now before the Board.

A discussion was held and Mr. Manley addressed questions from the Board.

Mr. Miandoabi discussed his defense for the Board's consideration.

Mr. Miandoabi addressed questions from the Board.

The discussion continued.

Ms. Dickson said they are requesting a waiver and it's facts specific, so it would be precedent only for a similar set of these facts. Ms. Dickson said the board has the facts before them and they have the ability to waive all, or part, or none, based on the facts.

Mr. Manley said he does not like setting precedents.

Motion by Deputy Mayor Cassell, seconded by Trustee Taylor to deny the request from 27 Main Street for waiver of the \$10,000.00 recreation fee for additional dwelling unit.

A discussion was held.

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Mayor Rossillo said we have a motion pending right now and if the majority doesn't feel like we are going to put it to a vote or if a majority feels like they can't vote on certainly the issue can be tabled for another time.

Ms. Dickson said Trustee Taylor is welcome to withdraw his motion if the Board is in favor of tabling this. Ms. Dickson said you won't have time to change the local law, it would have to be specific to the facts in front of you.

Mr. Manley said if someone from the Board wanted to come up with a new model of the recreation fee law and grade it on the number of bedrooms or you could send it down to the Planning Board for them to come up with a different model and what we could do is give the applicant a building permit and saying that before they get their certificate of occupancy they would pay any recreation fee that is deemed by this Board as applicable to the amended Code, or not amended Code.

Ms. Dickson noted that there are many factors at play which would go into the value of the waiver.

Mayor Rossillo said there is a motion pending before the Board right now and we should put it to a vote and see how it goes.

Mr. Miandoabi addressed questions from the Board regarding the ownership of the property, who would be living at the property and how they would be converting the property.

Mr. Manley clarified the layout of the property.

Mayor Rossillo said the motion is pending and asked if there was any further discussion.

Trustee Taylor said if it's the sense of the Board that we should see if there is a way to work this out, that is not going to cause precedent, he is willing to withdraw the motion.

Mayor Rossillo said he does not think there is a sense of the Board, and we won't know that until we have an actual vote.

Mayor Rossillo asked if there is a sense of the Board to work it out.

Trustee Knell said she would like to work it out.

Deputy Mayor Cassell said she is totally sympathetic to the situation and her issue is the idea of precedent and legality.

The discussion continued.

Mayor Rossillo said the motion before the Board now is to waive the \$10,000.00 recreation fee.

Trustee Taylor and Mr. Manley said the motion was to deny the waiver.

Mr. Manley said if Trustee Taylor would like to withdraw his second of Deputy Mayor Cassell's motion and somebody just word a new motion saying that we make a motion to send the suggestion down to the Planning Board to look at the recreation fees and maybe tier them by bedroom and allow the Building Department to issue a building permit to 27 Main Street with the condition that they pay whatever the recreation fee is determined to be by the Planning Board and the Board of Trustees before they get a certificate of occupancy to occupy that new dwelling.

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Trustee Sullivan we are not recommending to the Planning Board that they necessarily change the recreation fees, and maybe a sliding scale doesn't make sense and the \$10,000.00 flat fee does.

Mr. Manley said you are recommending that they look at it and make a recommendation back to you.

Ms. Dickson said we moved the fees into a Master Fee Schedule where you will have the ability to do this with a resolution.

The discussion continued.

Mayor Rossillo asked if the motion is still pending or if was going to be withdrawn.

Trustee Taylor said he is withdrawing his motion.

Trustee Daroczy motion to review the amount of the recreation fee.

Ms. Dickson said the motion needs to be as Mr. Manley has described it, that the motion would need to say that this matter is tabled until the certificate of occupancy for this property to look at the broader issue and getting a Planning Board recommendation on the broader issue of a sliding scale for the recreation fees. Ms. Dickson said you have to pay the recreation fee before you get the building permit, so Mr. Manley is asking for the Board's guidance to say it's ok to issue a building permit and under these circumstances we will assess the recreation fee at the certificate of occupancy and in the meantime we will refer the topic to the Planning Board to look at the sliding scale option, not specific to this property, but as a whole.

Mr. Manley said a temporary certificate of occupancy would be continued until the decision is made and the applicant would have to pay the recreation fee before they got the complete certificate of occupancy.

Motion by Trustee Knell, seconded by Trustee Daroczy to table the request from 27 Main Street for waiver of the \$10,000.00 recreation fee for additional dwelling unit; and to provide the opportunity for Mr. Manley to issue the building permit; and to refer the larger question to the Planning Board, not specific to the facts at hand.

MAYOR ROSSILLO	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	3 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Consider a request from Ms. Theresa Singleton to have social distance picnic on Maplewood Avenue on October 17, 2020 from noon to 7:00 p.m. with a rain date of October 18, 2020

Ms. Theresa Singleton sent the following e-mail dated August 31, 2020 to Ms. Elizabeth Dreaper/Village Clerk:

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

From: William Singleton
Sent: Monday, August 31, 2020 5:43 PM
To: Liz Dreaper <ldreaper@dobbsferry.com>
Subject: Block Party Permit - Maplewood Avenue

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

Hi Liz,
I hope you are well and enjoying summer despite the pandemic.

We here on Maplewood Avenue are going to continue our Halloween tradition, however this year we are going to have a social distance picnic. For safety reason we will be downsizing the number of attendees.

Approx 45 to 50 people over the course of the day. People will be coming and going as small children will be taking naps. It is mostly the family of Maplewood Ave and a few neighbors from Hollywood Dr.

Absolutely, everyone will be wearing masks. One of our activities is for kids to make and decorate masks. We are planning a multi yard picnic so people can spread out.

The speaker is for the kids to play music / dance and perhaps karaoke. It will be a daytime event I doubt it will bother anyone but thought it was best to mention it to avoid any issues.

Can you please submit a request to village board for a permit to close the street from Noon to 7pm on October 17th with a rain date of October 18

All the best,
Theresa Singleton
45 Maplewood Avenue

Mayor Rossillo said this would have to be pursuant to whatever laws are in effect at the time of the event regarding the amount of people who are permitted, which is currently fifty people. Mayor Rossillo said it may be increased or decreased by that time, but whatever approval the Board decides to give today, it has to be with the understanding that it is within the parameters as set forth by the Governor.

Deputy Mayor Cassell said she would like to add a stipulation that they provide the Village with a contact tracing list for everyone who attends.

Motion by Deputy Mayor Cassell, seconded by Trustee Taylor to approve a request from Ms. Theresa Singleton to have social distance picnic on Maplewood Avenue on October 17, 2020 from noon to 7:00 p.m. with a rain date of October 18, 2020; and to provide the Village with a listing of names of those present at the event for contact tracing list; and is revocable at the Board's discretion and as a matter of public safety the event must be in compliance with the Executive Order issued by the Governor in place on the date of the event.

A discussion was held.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE PATINO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE SULLIVAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE TAYLOR	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	6 AYE	1 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Building Department review of requested site plan changes for Rivertowns Square/Regency signage

Rivertowns Square Board of Trustees submission received on September 3, 2020 is as follows:

RECEIVED
 SEP 03 2020
 by the Village Clerk
 Village of Dobbs Ferry, NY

Plan Submittal Form

Address: RIVERTOWNS SQUARE

Application #: _____

Project: BOARD OF TRUSTEES - RIGHT OF WAY SIGNAGE APPROVALS

Name: JOANNA ROTONDE & DINO DELAUNENTIS

Email: DINO.DELAUNENTIS@REGENCYCENTERS.COM
JOANNA.ROTONDE@REGENCYCENTERS.COM

Phone: (203) 253-8827

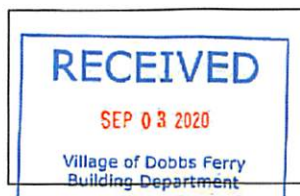
Plans attached are being submitted for:

- ☐ Building permit application 1 PDF copy & 2 paper copies ¼ scale
- ☐ Amendment to an application or permit, 2 sealed copies
- ☐ Final As Built to close permit, 1 sealed copy
- ☐ Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

- ☒ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 7 paper copies ¼ scale
- ☐ ZBA - 1 PDF copy + 4 paper copies ¼ scale
- ☐ AHRB - 1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



Village R.O.W.
Impacted Areas

RECEIVED

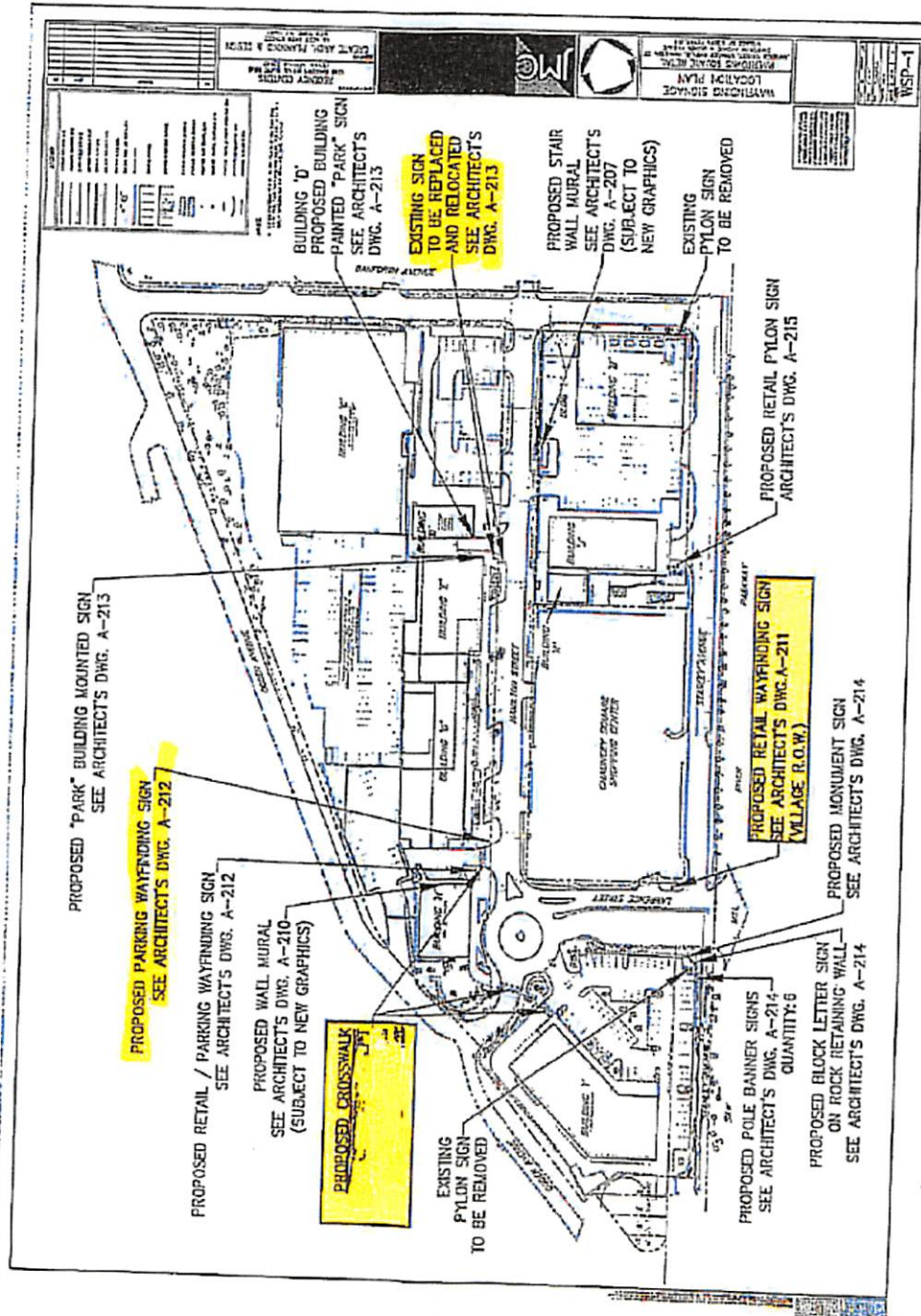
SEP 03 2020

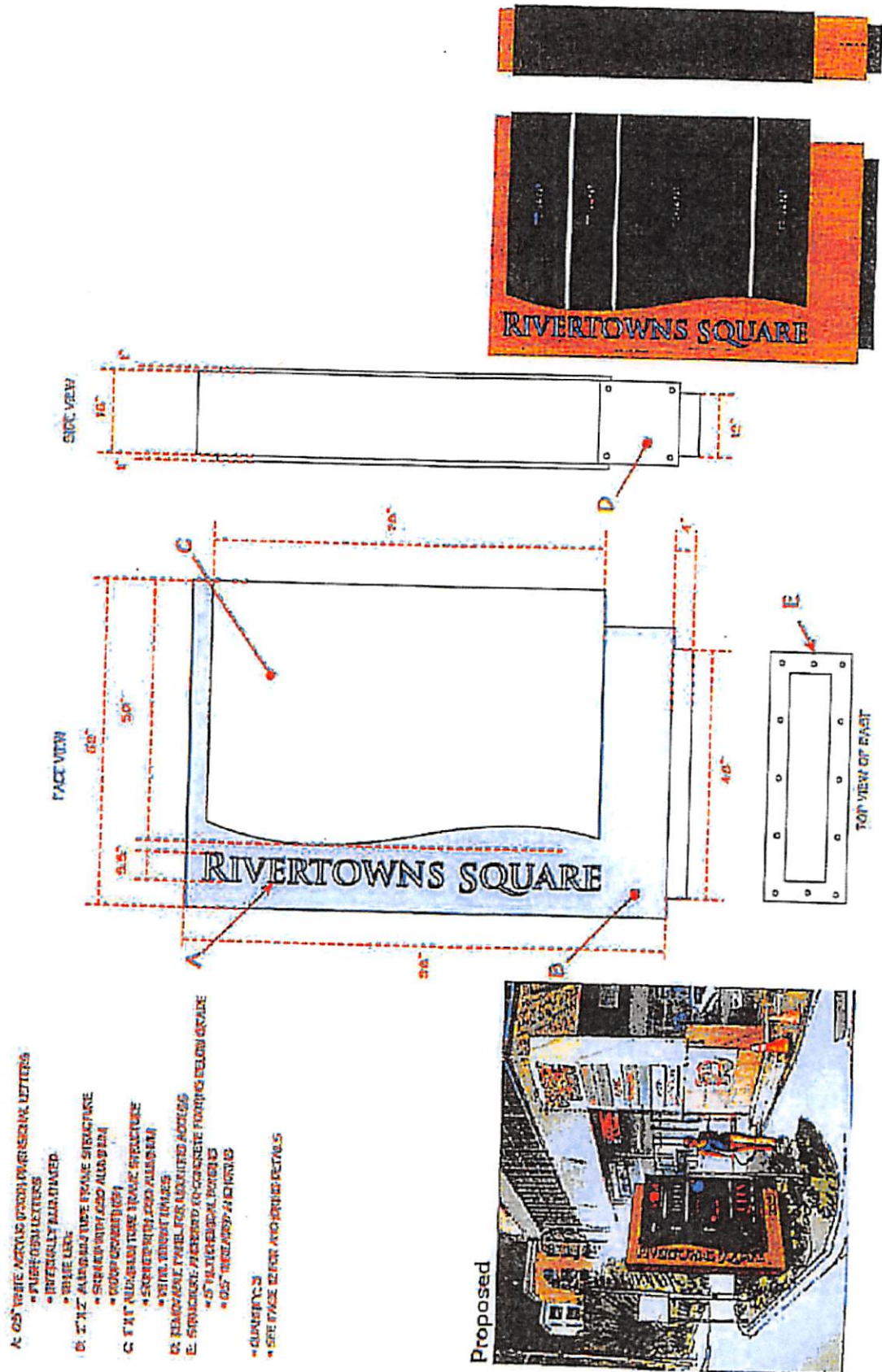
Village of Dobbs Ferry
Building Department

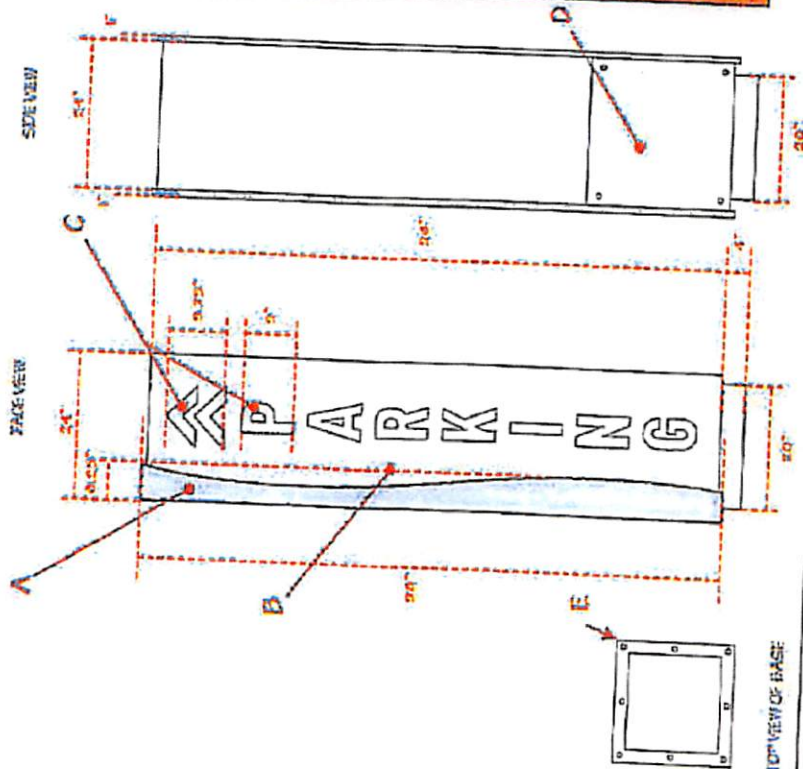
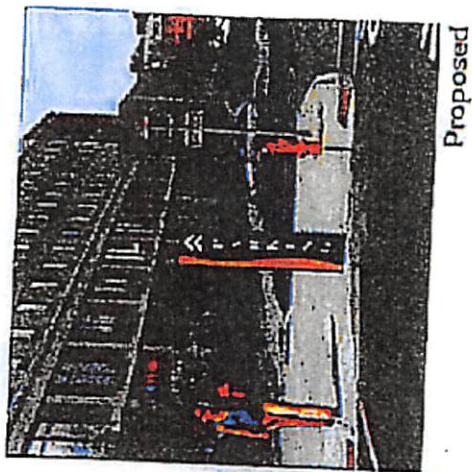
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SEP 03 2020

by the Village Clerk
Village of Dobbs Ferry, NY





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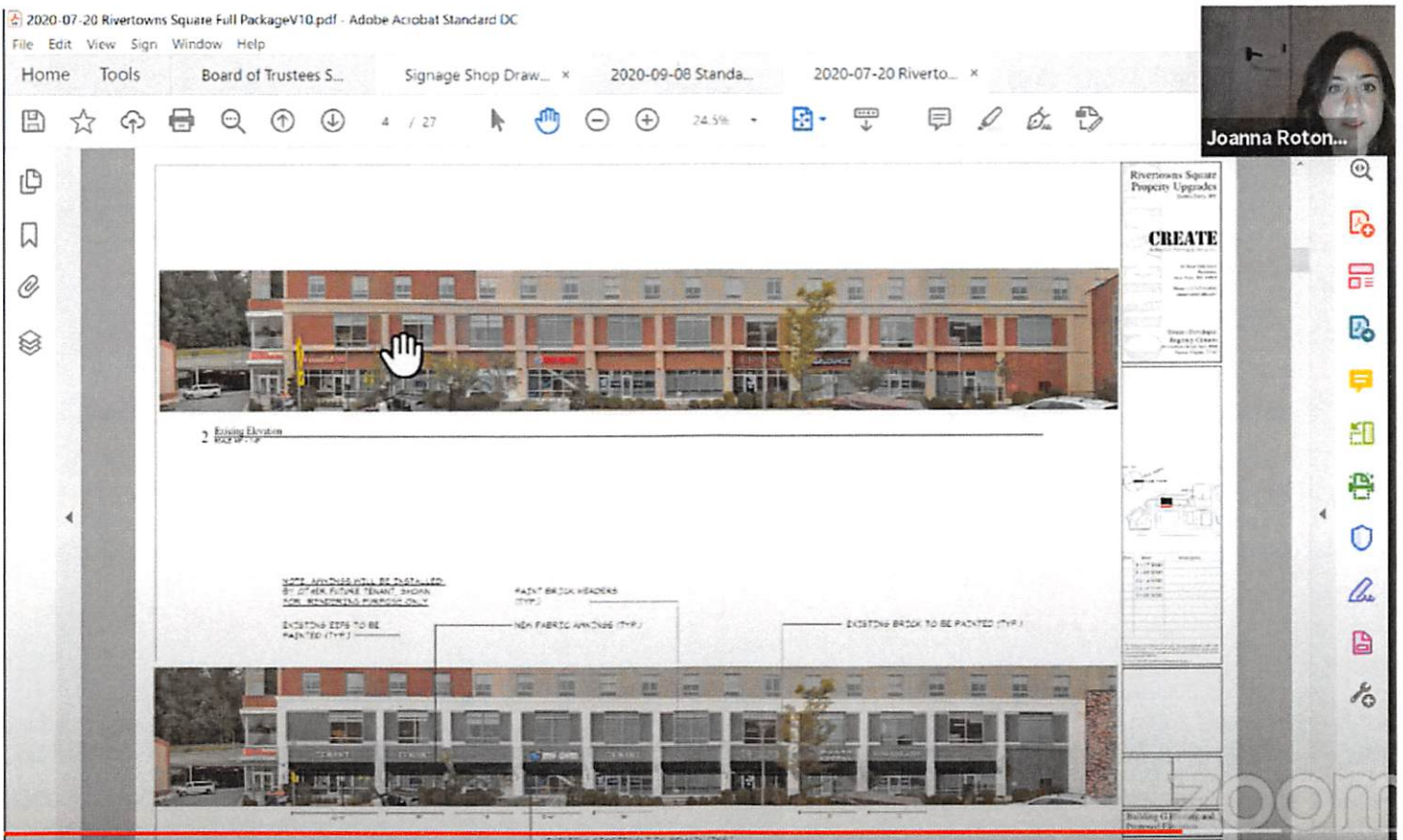
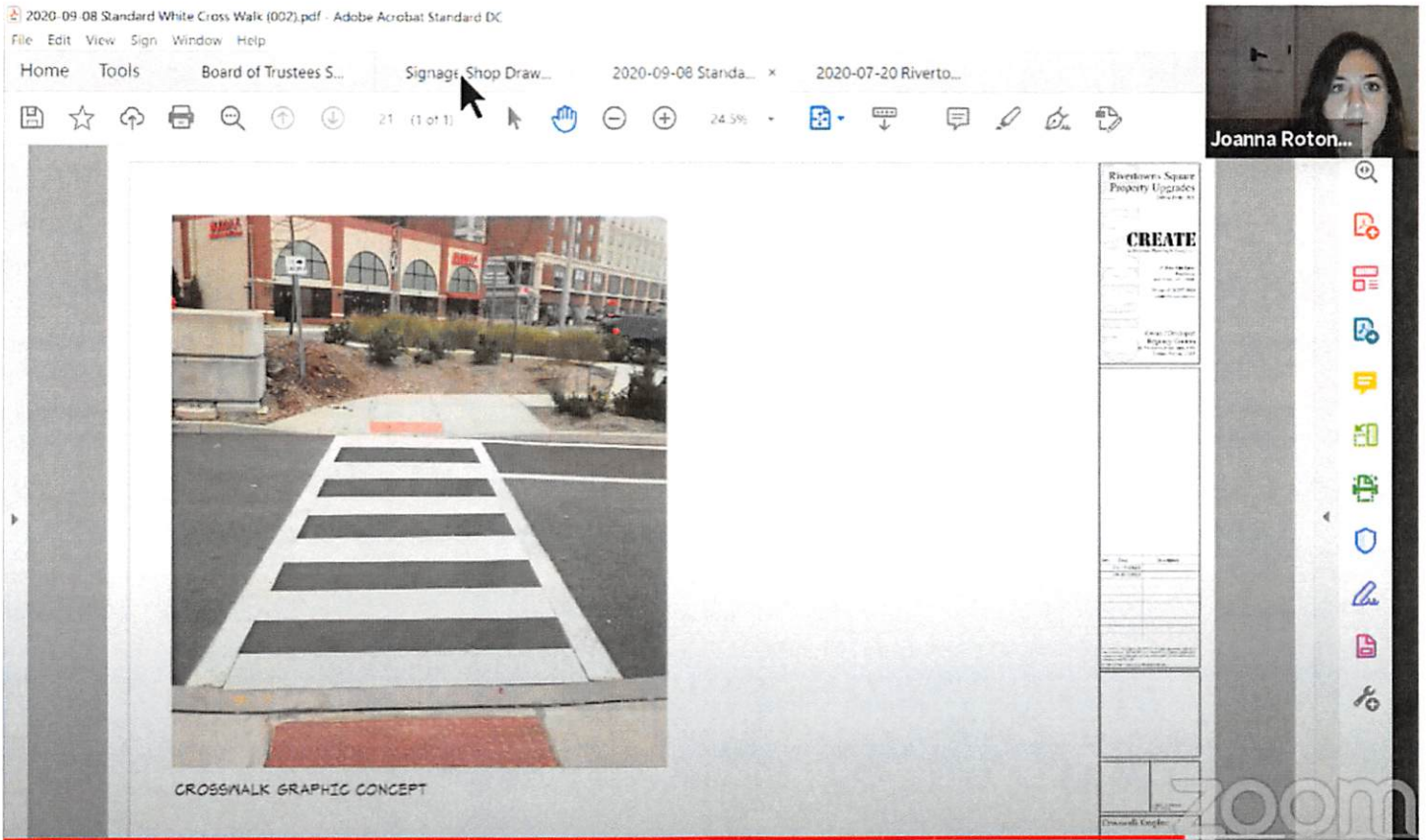
SEE PAGE 12 FOR ADVERTISING DETAILS





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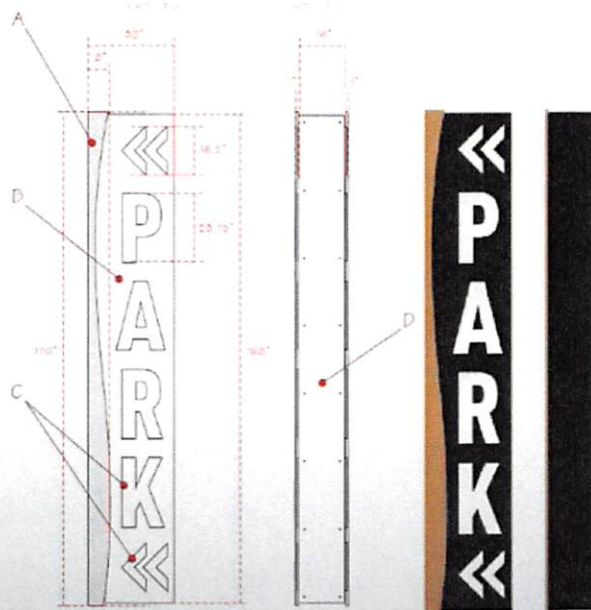
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Signage Shop Drawings (005).pdf - Adobe Acrobat Standard DC

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8 / 8 100%



Joanna Roton...

2020-07-20 Rivertowns Square Full PackageV10.pdf - Adobe Acrobat Standard DC

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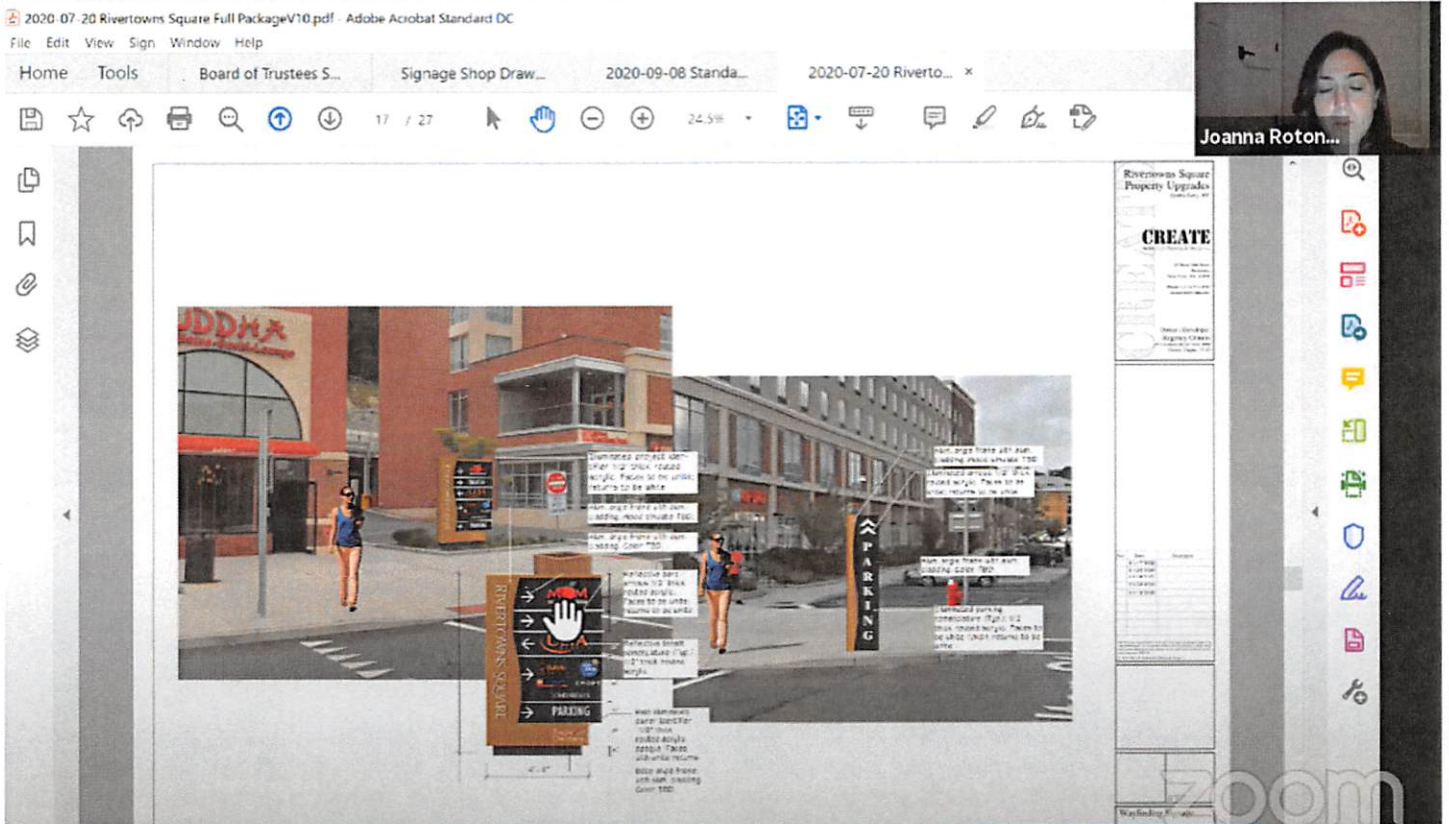
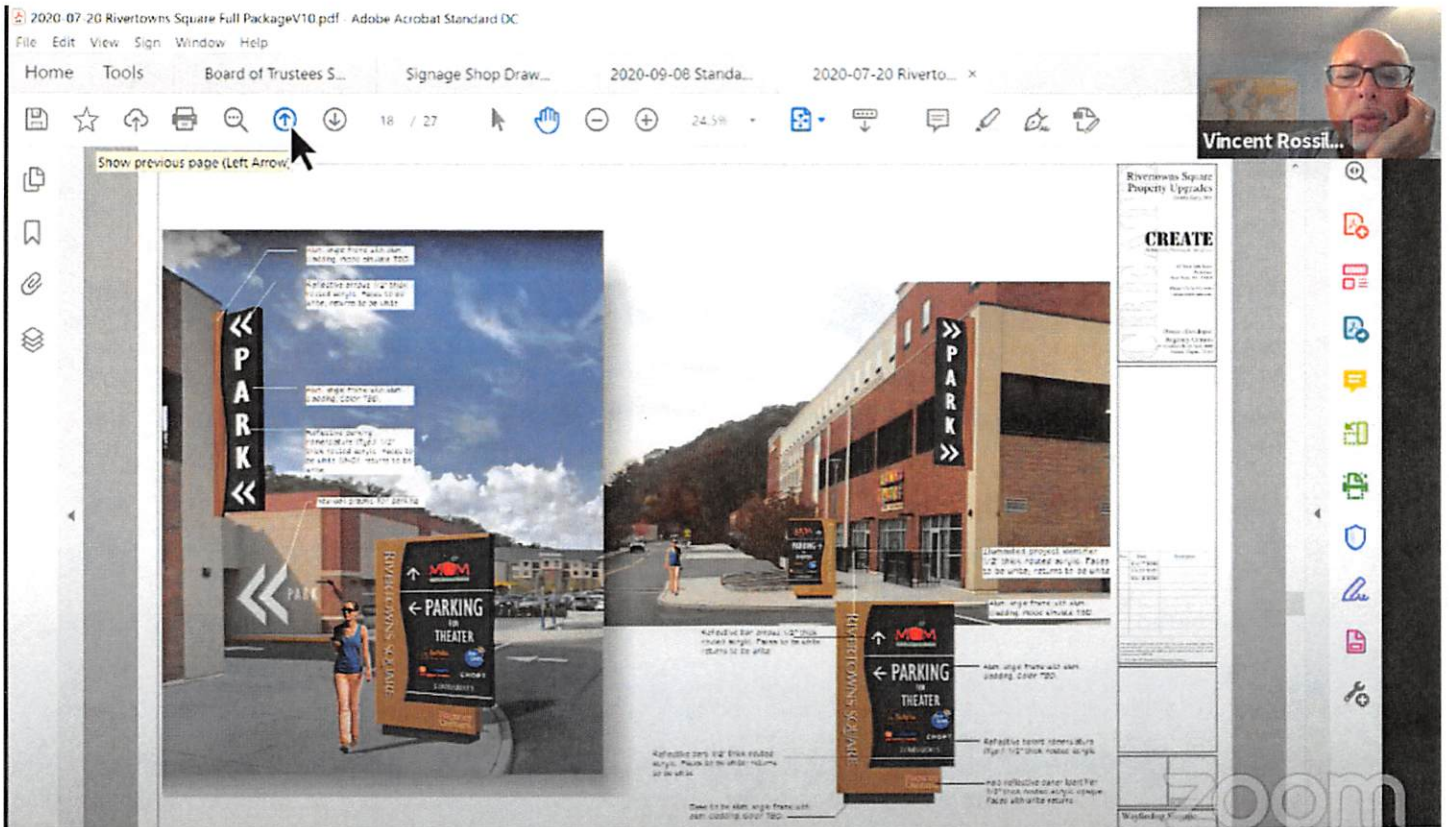
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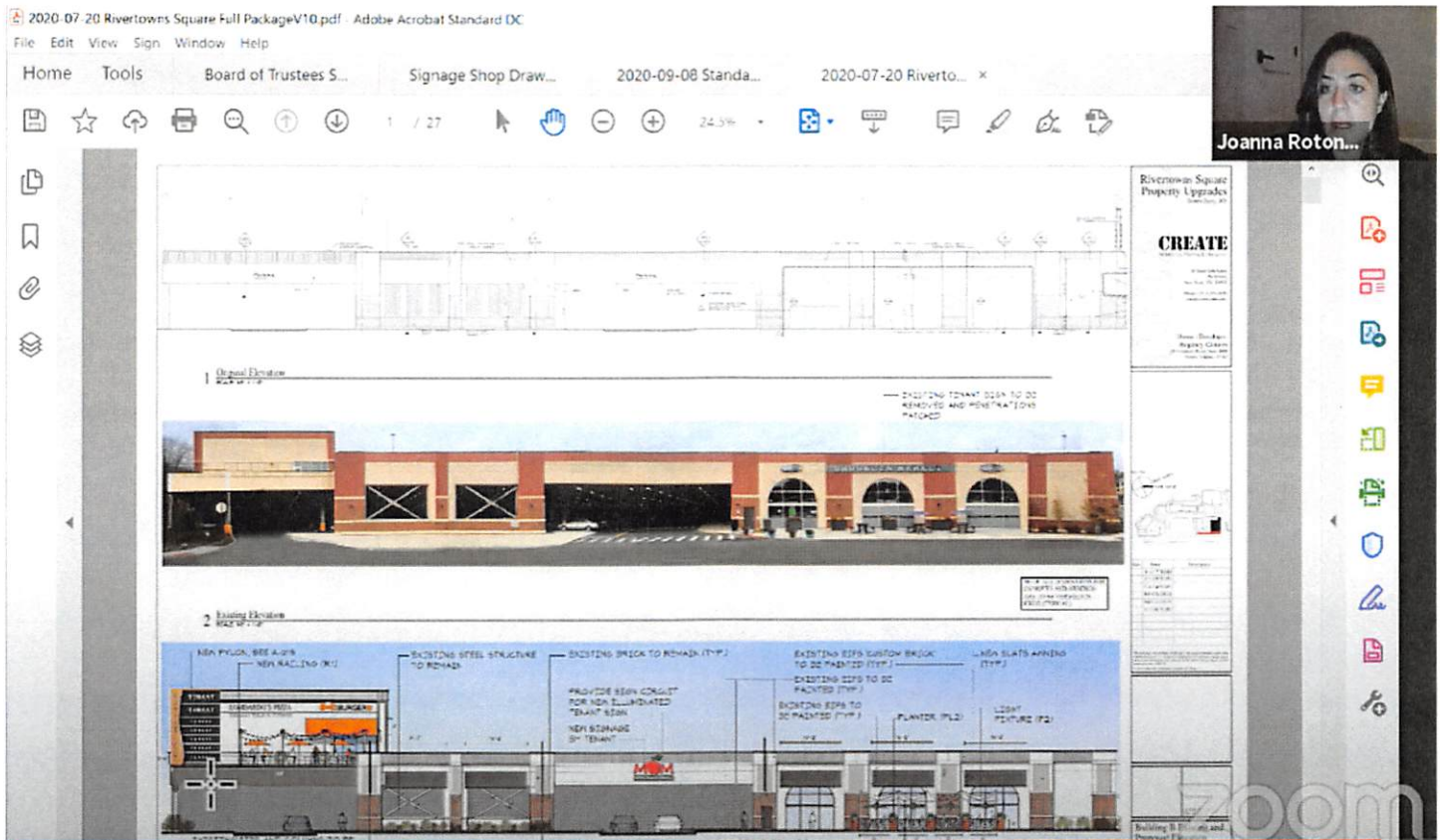


Joanna Roton...

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT



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

The Board said they are ok with the crosswalk.

The Board agreed that a site visit would provide more clarity as to the location of the proposed signage.

Deputy Mayor Cassell suggested that we should inform all statutory Boards when there are site visits scheduled.

Ms. Rotonde said they were hoping to get approval from the Board to move forward with the renovation.

Mayor Rossillo said the crosswalk is fine and they can go forward with everything but the signage and we can meet next week.

The discussion continued.

Trustee Daroczy asked if we can make a list of what is being approved and what is going to be taken out. Mr. Manley said we will definitely have that on the site walk.

Mayor Rossillo said we can approve the crosswalk.

Ms. Rotonde asked if they will be able to obtain building permits for everything except signage.

Mr. Manley said he told Mr. Roemer that he could issue the awnings and the other things so you could go ahead with all those things except the free standing signs that we will review at the site walk.

Mr. Manley said we will send out a Doodle poll to see when everyone is available for a site visit.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Minutes: July 14, 2020 and August 11, 2020

Motion by Trustee Knell, seconded by Trustee Daroczy to approve the meeting minutes of July 14, 2020 and August 11, 2020 as submitted.

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

Trustee Liaison Reports

1. Zoning Board of Appeals

Trustee Knell said the meeting is tomorrow and they didn't have a meeting last month.

2. Conservation Advisory Board

Deputy Mayor Cassell said the Conservation Advisory Board and the Traffic Committee did not have a meeting this month.

3. Tree Commission

No report.

4. AHRB

Trustee Knell said there was nothing to report.

5. Traffic Committee

Deputy Mayor Cassell said the Traffic Committee did not have a meeting this month.

6. Sustainability Task Force

Trustee Taylor said the Sustainability Task Force did not meet last month. Trustee Taylor said that Dobbs Ferry was re-certified as a Bronze Climate Smart Community. Trustee Taylor said this was a big effort by the Sustainability Task Force, Ms. Dreaper and the rest of the Village staff.

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7. Planning Board

Deputy Mayor Cassell said a new home will be built on the corner of Irving Place and Ogden Avenue and they will be putting in sidewalks on Ogden Avenue and part of Irving Place which will require the removal of a tree. The tree roots will be disturbed when they put in the driveway and the tree will probably die anyway.

13 English Lane and 58 Colonial Avenue are two projects that will be coming before the Board. Both projects will be staked out so people can visit the site.

Mercy College requested an extension of a special permit because they are having difficulty coordinating with the NYSDOT with the entrance to Mercy College, and that was granted to give them time to work this out with the NYSDOT.

The Planning Board is still working on the MDR-2 Zone but it is close to coming before the Board of Trustees with their recommendations.

Announcements:

Trustee Sullivan said the pool is staying open for two more weeks in the afternoon and evenings. Trustee Sullivan encouraged residents to take advantage of the additional open dates.

Trustee Daroczy said she met with Ms. Viera regarding beautification and they will be working on fall planting.

Trustee Knell thanked Mayor Rossillo for attending the Chamber of Commerce meeting.

Mayor Rossillo said he will be performing two wedding ceremonies on Saturday at Waterfront Park.

Adjournment

Motion by Trustee Knell, seconded by Trustee Daroczy to close the meeting.

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

The meeting closed at 9:53 p.m.