



## **VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA**

<b>MEETING DATE:</b> JULY 13, 2021
<b>AGENDA ITEM SECTION:</b> MINUTES
<b>AGENDA ITEM NO. :</b> 1
<b>AGENDA ITEM:</b> JUNE 22, 2021
<b>ITEM BACKUP DOCUMENTATION:</b> 1. DRAFT MEETING MINUTES OF JUNE 22, 2021

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on June 22, 2021, remotely via Zoom: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZ0VzROUT09>, 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 (arriving at 6:45 p.m.), Michael Patino, Nicole Sullivan (arriving at 6:45 p.m.) and Larry Taylor, Interim Village Administrator Richard Leins, Village Clerk Elizabeth Dreaper, Village Treasurer Jeff Chuhta, and Ms. Lori Lee Dickson/Attorney for the Village. Also present: Police Chief Manuel Guevara, Ms. Kendra Garrison/Superintendent of Recreation, Mr. Stephen Trezza/DPW General Foremen, Ms. Jennifer Dorman/Senior Office Assistant, Ms. Alissa Fasman/Secretary to the Village Administrator and Ms. Valerie Monastra/Village Planning Consultant. Absent/excused: None.

Motion by Trustee Patino, seconded by Trustee Taylor 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 KNELL	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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	AYE: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

### **Pledge of Allegiance**

Mayor Rossillo there are currently five Trustees present.

Mayor Rossillo led the pledge of allegiance.

Mayor Rossillo there are five Trustees present and we are expecting the other two shortly. Mayor Rossillo said we have a quorum so we can move forward.

Mayor Rossillo said the directions on how to participate in the public meeting and the public hearings via Zoom are part of the package and the instructions are there for everyone to review and be familiar with.

**Appointments: Consider a resolution to appoint Sergeant Travis Colvin as Police Lieutenant off of Civil Service Eligible List #75-500, effective on June 23, 2021 at 0000 hours, for an annual salary of \$148,110.00; and Mayor Rossillo to administer the oath of office**

Police Chief Guevara sent the following memorandum dated June 10, 2021 to Mayor Rossillo, the Board of Trustees, Richard Leins/Interim Village Administrator and 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  
Richard Leins, Interim Village Administrator  
Liz Dreaper, Village Clerk

From: Manuel R. Guevara, Chief of Police

Subject: Appointment of Permanent/Probationary Police Lieutenant Travis Colvin

Date: June 10, 2021

As we continue to move beyond the conclusion of the New York State Police Reform and Reinvention Collaborative, per Governor Cuomo's Executive Order 203, I am requesting permission to promote Sergeant Travis Colvin to the rank of Police Lieutenant within the Dobbs Ferry Police Department.

One of the recommendations that came out of the Police Reform Committee was the pursuit of an additional accrediting body to strengthen the department's policy and procedures. Due to the amount of responsibility and challenges this secondary accreditation will create, Sergeant Travis Colvin will oversee and control the implementation of this project.

This rank does not expand the authorized strength of the police department, instead it works within the current footprint of this agency in a more efficient manner. The difference in salary increase for this promotion is \$15,871.

With this in mind, as stated above, I would like to recommend that Sergeant Travis Colvin be promoted to the rank of Police Lieutenant.

Sergeant Travis Colvin is a lifelong resident of Rockland County N.Y. He grew up in Blauvelt and graduated from Tappan Zee High School in 2005. Travis then attended SUNY Albany and graduated with a Bachelor's Degree in Economics in 2009. In 2010, Travis Colvin began his law enforcement career with the NYPD, where he was assigned to patrol the confines of the 44 Precinct.

In August 2013, Travis Colvin was hired by the Dobbs Ferry Police Department. He has spent his time assigned to the Patrol Division and is also a member of the Greenburgh Special Weapons and

Tactics team. Additionally, Travis Colvin has served as a member of the Dobbs Ferry Traffic Enforcement Unit and a liaison to the Traffic Safety Committee

Travis Colvin successfully passed the current Westchester County Civil Service Exam for Police Lieutenant and is ranked number 1 on this active Promotional Exam.

Travis has been a loyal and dedicated member of this department and is viewed as a leader that other members can turn to. I believe his knowledge of the law and this department make him an ideal candidate for consideration as the next Lieutenant within the Dobbs Ferry Police Department.

Therefore, it is with much confidence that I recommend to the Mayor and the Board of Trustees that Sergeant Travis Colvin be promoted to the rank of Police Lieutenant-Permanent/Probationary off of Promotional Eligible List# 75-500 at an annual salary of \$148,117, effective at 0000 hours on June 23, 2021.

I thank you in advance for your consideration in this matter.

Chief Guevara thanked the Mayor and Board for this appointment. Chief Guevara said this is a big move forward for the agency and for the Village at large. Chief Guevara said this promotion falls in line with our push for the national accreditation that we are seeking called C.A.L.E.A., that we have done quite a bit of work on through Police Reform. Chief Guevara said he wanted to thank the Board for this opportunity for this agency as we start the next chapter in the Dobbs Ferry Police Department.

Mayor Rossillo said as we have discussed previously this is part of the Task Force findings to move forward with an additional accreditation, we are not adding to the force and this is our first step.

Mayor Rossillo read the following about Travis Colvin: "In August 2013, Travis Colvin was hired by the Dobbs Ferry Police Department. He has spent his time assigned to the Patrol Division and is also a member of the Greenburgh Special Weapons and Tactics team. Additionally, Travis Colvin has served as a member of the Dobbs Ferry Traffic Enforcement Unit and a liaison to the Traffic Safety Committee. Travis Colvin successfully passed the current Westchester County Civil Service Exam for Police Lieutenant and is ranked number 1 on this active Promotional Exam. Travis has been a loyal and dedicated member of this department and is viewed as a leader that other members can turn to."

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

#### **RESOLUTION 64-2021**

#### **RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES APPOINTING SERGEANT TRAVIS COLVIN AS POLICE LIEUTENANT**

**RESOLVED**, that the Board of Trustees hereby appoints Sergeant Travis Colvin as Police Lieutenant off of Civil Service Eligible List #75-500, effective on June 23, 2021 at 0000 hours, for an annual salary of \$148,110.00.

<b>MAYOR ROSSILLO</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>DEPUTY MAYOR CASSELL</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE DAROCZY</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE KNELL</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE PATINO</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE SULLIVAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE TAYLOR</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>AYE: 5</b>	<b>NAY: 0</b>	<b>ABSTAIN: 0</b>	<b>RECUSE: 0</b>	<b>ABSENT/EXCUSED: 2</b>
<b>RESULT:</b>	<b>MOTION PASSES</b>				

Mayor Rossillo congratulated Lieutenant Colvin.

Mayor Rossillo administered the oath of office to Lieutenant Colvin.

Mrs. Colvin pinned the Police Lieutenant shield on Lieutenant Colvin.

Lieutenant Colvin thanked the Mayor and Board, the Chief and his wife and said without all of them this would not be possible. Lieutenant Colvin said he is looking forward to what the future brings to this department and C.A.L.E.A. is another form of accreditation that will make us better than what we already are. Lieutenant Colvin thank everyone who is here this evening and said he is excited for the future.

Mayor Rossillo said it is our pleasure and we look forward to great things from him and the Police Department.

**Appointments: Consider a resolution to appoint Matt Laban as a member of the Traffic Committee for a term of one year as recommended by the Nominating Committee**

Ms. Paula McCarthy/Nominating Committee Chair sent the following e-mail dated March 22, 2021 to Elizabeth Dreaper/Village Clerk:

-----Original Message-----

From: [REDACTED]  
To: [ldreaper@dobbsferry.co](mailto:ldreaper@dobbsferry.co) <[ldreaper@dobbsferry.co](mailto:ldreaper@dobbsferry.co)>  
Subject: Nominating Committee Recommendation

March 22, 2021

Mayor Vincent Rossillo  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522

Dear Mayor Rossillo:

The Nominating Committee met on Wednesday, March 17th, via zoom, to interview a candidate who submitted a volunteer application form to be considered for the Traffic Committee.

Based on our interview and application review, we recommend the following excellent candidate for the Traffic Committee:

- MATT LABAN

If you have any questions, please feel free to contact me.

Thank you for your consideration.

Best regards,  
**Paula Ann McCarthy**

Paula Ann McCarthy, Chair  
Nominating Committee

Attachment (Volunteer Application Forms)

cc: L. Dreaper

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

**RESOLUTION 65-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES APPOINTING  
MATT LABAN AS A MEMBER OF THE TRAFFIC COMMITTEE**

RESOLVED, that the Board of Trustees hereby appoints Matt Laban as a member of the Traffic Committee for a term of one year as recommended by the Nominating Committee.

<b>MAYOR ROSSILLO</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>DEPUTY MAYOR CASSELL</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE DAROCZY</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE KNELL</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE PATINO</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE SULLIVAN</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>TRUSTEE TAYLOR</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>AYE: 5</b>	<b>NAY: 0</b>	<b>ABSTAIN: 0</b>	<b>RECUSE: 0</b>	<b>ABSENT/EXCUSED: 2</b>
<b>RESULT:</b>	<b>MOTION PASSES</b>				

Trustees Knell and Sullivan arrived at the meeting.

**Presentations: Presentation of proposed site plan by applicant to construct 8 townhouses on a vacant lot which exceeds 1 acres in area, at 19 Livingston Avenue**

Valerie Monastra, AICP/Village's Consulting Planner sent the following memorandum dated June 16, 2021 to Mayor Rossillo and the Board of Trustees:





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**MEMORANDUM**

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**Re:** 19 Livingston Avenue

**DATE:** June 16, 2021

**CC:** Richard Leins Esq., Village Administrator  
Lori Lee Dickson Esq., Village Attorney  
Ed Manley, Building Official and Land Use Officer

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Livingston Development Group LLC., (the "Applicant" and "Owner") is seeking Site Plan and Subdivision approvals to construct eight (8) townhomes. The property is located at 19 Livingston Avenue, Section Block and Lot 3.12-104-1 ("Project Site"). The property is located in the MDR-1, Mixed Density Residential-1, zoning district.

This Application will be before the Village Board for initial review of the application and referral to the Planning Board. A detailed planning review will be undertaken after the Applicant submits to the Planning Board. This review memorandum highlights initial steps required to process this application.

**General and Procedural Comments**

1. SEQR. The SEQR process has not yet commenced. The Applicant has provided a Full Environmental Assessment Form (EAF) and this application is categorized as an Unlisted Action under SEQR. The Village Board will be the Lead Agency for this application due to its site plan approval authority. The Village Board and Planning Board are both involved agencies and therefore, it is recommended that the Village Board undertake a coordinated SEQR review for the entire action, which also includes subdivision approval. It is recommended that the Village Board circulate a Notice of Intent to be Lead Agency. See further SEQR comments below.
2. Site Plan Approval. Per Section 300-52 of the Zoning chapter, this application requires Site Plan approval by the Village Board of Trustees because it is located on a property that is over one acre, and it requires a recommendation by the Planning Board. A public hearing conducted by the Village Board will be required for Site Plan approval.
3. Subdivision Approval. This application will a Subdivision approval from the Planning Board per Section 300-70 of the Zoning chapter. A public hearing conducted by the Planning Board will be required for Subdivision approval.



4. Architectural and Historic Review Board. This application will require Architectural and Historic Review Board approval and falls within the area covered by the Downtown Design Guidelines.
5. Local Waterfront Revitalization Consistency. The Village Board will need to make a consistency determination with the Village's LWRP per Section 300-52.D as part of the final Site Plan approval.
6. County Board Referrals. This project will require a referral to the Westchester County Planning Board per Section 239 L, M and N of the New York State General Municipal Law and Section 277.61 of the County Administrative Code as it is greater than 5,000 square feet and within 500 feet of state or county road right-of-way.
7. Affordable Housing. This application requires the set-aside of one (1) affordable housing unit per Section 300-40 of the Zoning chapter. The Applicant is requesting a waiver to the affordable housing set aside per Section 300-40.C(4). In order to grant a waiver to the set-aside, the Village Board will need to undertake the following process:
  - a. The Village Board must vote during a public meeting whether to take further action on the request. In the event that the Board of Trustees affirmatively votes to consider the request, a final determination may be made only following a public hearing duly published noticed between four (4) and 20 days prior to the date of the hearing.
  - b. At the hearing, the applicant needs to provide information to the Village Board to justify the waiver in light of the goals of the affordable housing program and provide evidence, that the inclusion of any or all the affordable housing units required would render the development financially infeasible.
  - c. After conducting a public hearing, the Board of Trustees is to deliberate by balancing the request for waiver against the goals of the affordable housing program and may vote to grant or deny, in whole or in part, the request for the waiver. In the event the request is granted in whole or part, the Board of Trustees must require an applicant to undertake the following actions:
    - i. To purchase, construct or affirmatively facilitate the construction of the affordable housing unit(s) at alternate location(s) within the Village; or
    - ii. To deposit into the affordable housing fund a per-unit fee in lieu, in an amount to be determined by the Board of Trustees based upon the unique facts and circumstances of the proposed development; or
    - iii. To undertake a combination of both construction of a unit(s) at another location or payment of per-unit fee in lieu, but in no event should the combination fail to represent the totality of the applicant's obligation for required affordable housing units in the proposed development.

It is recommended that the Village Board commence discussions on the consideration of the request.

8. Technical Review of Application. In order for the engineering and planning review to begin on this application, the Applicant will need to submit a full submission package to the Planning Board including but not limited to clearing and grading, utilities, erosion and sediment control, stormwater, full site plan, subdivision plan, completed zoning table, landscape, and lighting plans.

**SEQR/Environmental Review Comments**

1. A review of the Full EAF was undertaken. The Applicant should make the following edits to the EAF form:
  - a. The total acres of the site in Section D.1.b does not match the acres reported in Section E.1.b, Land Use or Cover Types. Please check the calculations.
2. Potential Contamination History. The EAF identified that the Project Site is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYSDEC) Environmental Site Remediation database, the remediation refers to the Hudson River and this project will have no impact on the Hudson River.
3. Wetlands. While the EAF identified that the Project Site is located adjacent to a regulated wetland area, there are no wetland or wetland buffer areas on the Project Site.
4. Threatened or Endangered Species. The EAF identified the following threatened or endangered species: Shortnose Sturgeon and Atlantic Sturgeon. These species are related to the Hudson River and not the Project Site. However, a consultation with NYSDEC is recommended as part of this SEQR review.
5. Archeological Site. The Project Site is substantially contiguous to the Hyatt-Livingston House and the Old Croton Aqueduct and is within an archeologically sensitive area. Consultation with SHPO is required as part of this SEQR review. Preparation of the SWPPP and coverage under a NYSDEC SPDES for General Construction Activities also requires consultation.
6. Construction. The project will take 12 months to complete. The Applicant should provide additional information on construction impacts including daily truck trips and truck routes.
7. Stormwater. The project will disturb more than one (1) acre. The Applicant will need to comply with Chapter 262, Stormwater Management and Erosion and Sediment Control of the Village code. Preparation of the SWPPP and a NYSDEC SPDES for General Construction Activities permit will also be required.
8. Steep Slopes. The EAF identified that 51% of the Project Site contains slopes greater than 15%. The Applicant will need to comply with Section 300-46.C of the Zoning chapter.
9. Excavation. Question D.2 of the EAF states that "2,000 required to be removed" during construction but does not identify the units. Is that tons or cubic yards?

10. Visual. The Project Site falls within an identified significant scenic view or view corridor (Appendix E of the Zoning chapter). The Applicant will need to provide a view protection analysis as required by Section 300-46.D of the Zoning chapter as part of its submission to the Planning Board.

**Submission Materials**

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plans by Christina Griffen Architects dated June 14, 2021
- Architectural Plans by Christina Griffen Architects dated June 14, 2021
- Site Plan application dated June 14, 2021
- Cover Letter by Linda Whitehead dated June 14, 2021
- Long Form Environmental Assessment Form dated June 8, 2021

Plan Submittal Form is as follows:

**Plan Submittal Form**

Address: 19 Livingston Avenue, Dobbs Ferry, NY 10522

Application #: A2020-0561

Project: Townhouses at 19 Livingston Avenue

Name: Christina Griffin Architect p.c.

Email: cg@cgastudio.com

Phone: 914-478-0799

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:



Linda Whitehead/Attorney for the applicant sent the following letter dated June 14, 2021 to Mayor Rossillo and the Board of Trustees:

**McCULLOUGH, GOLDBERGER & STAUDT, LLP**

**ATTORNEYS AT LAW**

**1311 MAMARONECK AVENUE, SUITE 340**

**WHITE PLAINS, NEW YORK**

**10603**

**(914) 949-8400**

**FAX (914) 949-2510**

**WWW.MCCULLOUGHGOLDBERGER.COM**

**FRANK S. MCCULLOUGH, JR.  
JAMES STAUDT  
LINDA S. WHITEHEAD  
SETH N. MANDELBAUM**

**AMANDA L. BROSY  
EDMUND C. GRAINGER, III  
PATRICIA W. SURABAN  
MEREDITH A. LEFF  
MORGAN H. STANLEY  
KEVIN E. STAUDT  
STEVEN M. WRABEL**

**CHARLES A. GOLDBERGER  
COUNSEL**

**FRANK S. MCCULLOUGH (1905-1988)  
EVANS V. BREWSTER (1920-2008)**

**June 14, 2021**

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

Re: Site Plan Application, The Townhouses at 19 Livingston Avenue

Dear Mayor Rossillo and Members of the Village Board:

This firm represents Livingston Development Group, LLC (the "Applicant"), and Victor Serricchio, Brian Dyer and Andrew Sokolik, the owners of the approximately 1.219 acre property known as 19 Livingston Avenue (the "Property"), formerly the location of Rudy's Beau Rivage. The Property is located on the west side of Livingston Avenue, just north of the intersection with Route 9 and is in the MDR-1 Zoning District. The Property has been vacant and unused for several years since the building was demolished. Following up on our preliminary presentation to your Board on May 25<sup>th</sup>, we are submitting to you herewith a site plan application for a proposed development of eight (8) townhouses on the Property, each of which will be located on its own lot (the "Project"). Townhouses are a permitted use in this District. As the Property exceeds one acre in size, the Board of Trustees is the approving Board for the site plan approval. Subdivision approval from the Planning Board will also be required.

As shown on the site plans submitted herewith, the townhouses are proposed in two groupings of three units located along the Livingston Avenue frontage of the Property, and an additional grouping of two units to the rear. Within the attached groupings the units are staggered to break up the appearance and allow for additional windows for light and air to each unit. A single driveway will provide access into the Property. Each unit has its own two car garage and additional parking is provided in the common area. In addition to the additional parking, the common area includes the driveway and lawn areas available for use by the residents. The Project has been carefully designed to minimize disturbance to the steepest slopes at the rear of

the Property. The design of the Project is consistent with the surrounding neighborhood which is a mix of single family and multi-family homes as well as townhouses also fronting on Livingston Avenue. The proposed density of the Project is far below what is permitted, and the Project is fully compliant with the dimensional requirements of the Zoning Code. The development will serve as transitional residential development in keeping with the surrounding area, and the intended purpose of the MDR-1 District. See Zoning Ordinance § 300-35.A(2)(b).

We are providing to you herewith a Site Plan Application form, full Environmental Assessment Form and site plans including architectural renderings. We will also have the requested 3D renderings to present at your June 22, 2021 meeting. We request that at that meeting you indicate your intent to act as Lead Agency under SEQRA and refer the application to the Planning Board. As was discussed previously, once the application has been referred to the Planning Board we look forward to a joint meeting of your Board with the Planning Board and AHRB.

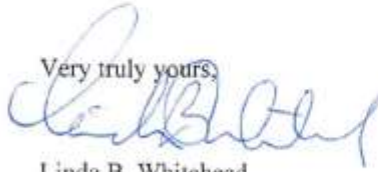
Finally, as was discussed at the May 25<sup>th</sup> meeting, we are aware that the Code requires one affordable unit to be included in the eight unit Project. We would like to discuss with the Board the possibility of granting a waiver of the requirement pursuant to §300-40.C(4) with the payment of a fee in lieu or assistance in constructing an affordable unit at another location. We have reviewed the economics and financial viability of providing an affordable unit available to someone making 80% of AMI pursuant to the requirements of the Code and do not believe it makes sense for many reasons. The eight units as currently proposed are all essentially identical layouts of approximately 3400 square feet with three (3) bedrooms. The requirements of the Code would therefore require that the affordable unit be a three (3) bedroom unit with a minimum of 2720 square feet (80% of the average size of the market units). As set forth on the attached *Westchester County 2021 Income and Rent Program Guidelines*, for 2021 the income level at 80% AMI is between approximately \$102,000 and \$118,000 for a household size of four (4) to six (6) persons, the likely household size for a 3 bedroom unit (minimum of 4 persons required), and considering the standard of 30% of income going towards housing costs, the maximum monthly expense is between approximately \$2550 and \$3000. The monthly expenses to be included as part of this expense include mortgage payments, taxes, and HOA fees. Utility costs also must be taken into account. I am aware of issues in other projects identifying qualified purchasers for affordable units for purchase. A purchaser must have sufficient funds for the down payment and sufficient income to qualify for the mortgage, but not exceed the income limits. In addition, the utility costs, taxes and HOA fees to support this affordable unit will be significant leaving a smaller amount which can be used towards the mortgage payment, thereby requiring a smaller mortgage and larger downpayment. Again this can be problematic in identifying qualified purchasers. In addition, the limitation on the purchase price to meet these

Mayor and Members of the Board  
June 14, 2021  
Page 3

affordability requirements considering the required minimum unit size, will likely result in a purchase price less than the cost of construction of the unit. With only seven (7) market rate units the Project cannot afford the significantly reduced price of a unit affordable at 80% AMI. We will be happy to provide the Board with additional financial analysis to support this request.

Thank you for your consideration and we look forward to continuing to work with you on this Project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Linda B. Whitehead", written over the typed name.

Linda B. Whitehead

Enclosures

cc: Livingston Development Group, LLC  
Christina Griffin AIA  
Paul Petretti, P.E., L.S.



Site Plan Application – 19 Livingston Avenue is as follows:

**Village of Dobbs Ferry  
Site Plan Application**

**Please check appropriate box:**

     Preliminary      Date                                Final      Date                     

**Name of proposed development** Townhouses at 19 Livingston

**Applicant:**

**Plan Prepared By:**

**Name** Livingston Development Group, LLC

**Name** Paul J. Petretti, Civil Engineer & Land Surveyor

**Address** 19 Livingston Avenue

**Address** 30 Gould Avenue

Dobbs Ferry, NY

Dobbs Ferry, NY 10522

**Telephone** 914-403-6756

**Telephone** 914-672-1518

**Owner (if different):**

**If more than one owner, provide information for each:**

**Name** Victor Serricchio, Brian Dyer, Andrew Sokolik

**Address** P.O. Box 331, Centuck Station

Yonkers, NY 10703

**Telephone** 914-469-4709

**Ownership intentions, i.e., purchase options** N/A

**Location of site** West side of Livingston Avenue, northwest of the intersection with Livingston Avenue and

Broadway.

**Tax map description:**

**Sheet** 3.120      **Block** 104      **Lot/Parcel** 3

**Current Zoning Classification** MDR-1

Site Plan Application  
Page 2 of 6

State and federal permits needed (list type and appropriate department):

N/A

Proposed uses(s) of site

Townhouse development with eight (8) units

Total site area (square feet or  
acres) +/- 1.22 acres

Anticipated construction time 12 months

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.) Vacant

Current condition of site (buildings, rush, etc.) N/A

Character of surrounding lands (suburban, agriculture, wetlands, etc.)

Suburban residential

Estimated cost of proposed improvement \$ 8,000,000 (approximately)

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

+/- 32

Describe the proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

For residential buildings, include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.

for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

other proposed structures.

(Use separate sheet if needed)

The project consists of eight 2 1/2-story townhouse units, each with 3 bedrooms and 2.5 baths. There are 26 total parking spaces proposed - each townhouse unit has an enclosed garage with 2 parking spaces, and an additional 10 spaces are provided at an exterior parking lot.

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER ) ss:  
~~VILLAGE OF DOBBS-FERRY~~ )

Linda B. Whitehead being duly sworn, deposes  
and says, that (s)he <sup>has an address</sup> resides at 1311 Mamaroneck Ave,  
White Plains, NY

that (s)he is the authorized ~~owner~~/representative of the owner and that the foregoing answers are true to the best of (his) knowledge and belief, that the plat if approved by the Planning Board will be filed in the Office of the County Clerk within ninety (90) days following the date approval and that all regulations of the Planning Board have been complied.

SWORN TO BEFORE ME THIS 14th DAY  
OF JUNE 2021

My Hanh Retherford

MY HANH RETHERFORD  
NOTARY PUBLIC, State of New York  
No. 01RE0023103  
Qualified in Westchester County  
Commission Expires April 12, 2023

Site Plan Application  
Page 4 of 6

Proposed Development:

Name Townhouses at 19 Livingston

Procedural Sequence

Initial contact with enforcement  
Officer  
Presubmission conference  
Preliminary application  
Fee paid: Amount \$ \_\_\_\_\_  
Public hearing notice  
Public hearing  
Tentative action:

Approval

Approval with modification

Disapproval \_\_\_\_\_

Resubmitted \_\_\_\_\_

Lapse date for final approval

Final application

Referral

Comments returned

Final Action:

Approval

Approval with modifications

Conditions satisfied

Disapproval \_\_\_\_\_

Resubmitted \_\_\_\_\_

Building permit granted

Performance bond required

Amount \_\_\_\_\_

Period \_\_\_\_\_

Improvements covered \_\_\_\_\_

Performance bond satisfied \_\_\_\_\_

Applicant:

Name Livingston Development Group, LLC

Address 19 Livingston Ave., Dobbs Ferry, NY

Telephone 914-403-6756

Date

Site Development Plan Review

Checklist (cont'd)

Technical Considerations

Item Satisfied

North arrow, scale date  
Property boundary, dimensions  
and angles  
Easements and deed restrictions  
Names, locations and widths of  
adjacent streets

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Land use, zoning, ownership and  
physical improvement of adjacent  
properties

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Conformity with comprehensive plan

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Impact on environs:

Land use  
Transportation  
Community facilities and services  
Aesthetics  
Environmental, i.e. air, water,  
noise, etc.  
Energy conservation  
Historic preservation  
Environmental impact statement

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Existing, on-site physical improvements

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Existing natural features:

Geological features  
Soil characteristics  
Topography  
Vegetation  
Hydrologic features

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Proposed development:

Grading and drainage plan  
Buildings and other structures  
Improvements such as parking,  
storage and recreation areas  
Vehicular and pedestrian ways  
including ingress and egress

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Utility lines and appurtenances

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Site Plan Application  
Page 6 of 6

Outdoor lighting and public  
address systems

Outdoor signs  
Landscaping plans  
Architectural plans  
Materials specifications  
Construction schedule

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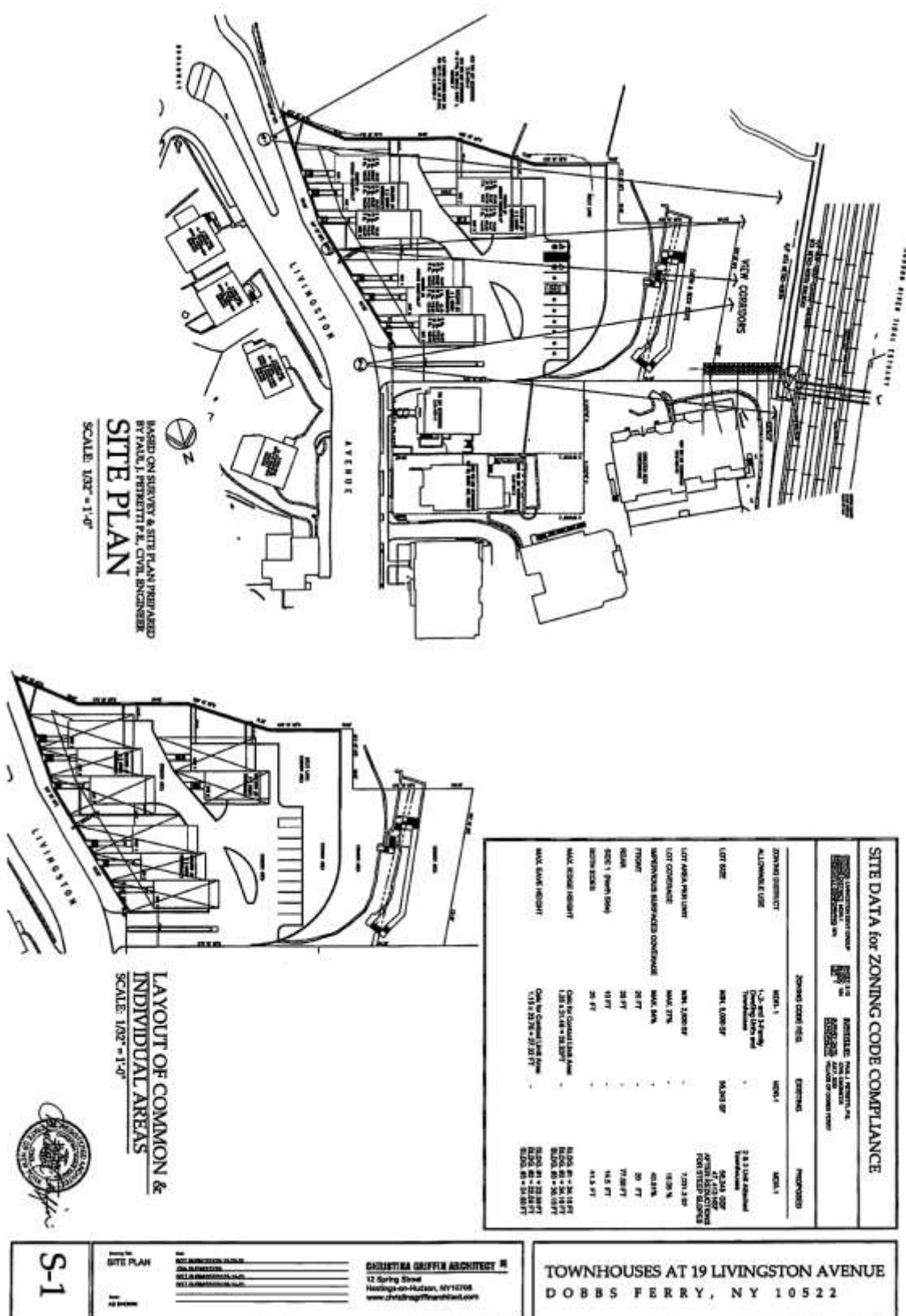
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Site Plan Drawings are as follows:









Full Environmental Assessment Form is as follows:

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Townhouses At 19 Livingston Avenue		
Project Location (describe, and attach a general location map): 19 Livingston Avenue, Dobbs Ferry, New York		
Brief Description of Proposed Action (include purpose or need): This is an application for an eight (8) unit Townhouse residential complex with access and parking areas.		
Name of Applicant/Sponsor: Livingston Development Group		Telephone: 914-865-3222
		E-Mail: asoko922@gmail.com
Address: Box 331, Centuck Station		
City/PO: Yonkers	State: New York	Zip Code: 10703
Project Contact (if not same as sponsor; give name and title/role): Paul J. Petrelli, Civil Engineer & Land Surveyor		Telephone: 914-872-1518
		E-Mail: PJPCELS@aol.com
Address: 30 Gould Avenue		
City/PO: Dobbs Ferry	State: New York	Zip Code: 10522
Property Owner (if not same as sponsor): Victor Serricchio, Adam Sokolik, Brian Dyer		Telephone: 914-865-3222
		E-Mail: asoko922@gmail.com
Address: P.O. Box 331, Centuck Sta		
City/PO: Yonkers	State: New York	Zip Code: 10710

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Site Plan	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Subdivision	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Dept. of Health Westchester County Dept. of Environmental Fac.	After Planning Board Approval & Village Board Approval
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DEC SPDES Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>MDR-1</u>
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	<u>Dobbs Ferry Union Free School District</u>
b. What police or other public protection forces serve the project site?	<u>Village of Dobbs Ferry</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Village of Dobbs Ferry</u>
d. What parks serve the project site?	<u>Village of Dobbs Ferry Waterfront Park, Gould park</u>

#### D. Project Details

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	<u>Residential</u>
b. a. Total acreage of the site of the proposed action?	<u>1.219</u> acres
b. Total acreage to be physically disturbed?	<u>1.13</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>1.219</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? <u>8</u> iv. Minimum and maximum proposed lot sizes? Minimum <u>1,800</u> Maximum <u>2,000</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase I (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	8	0	0	0
At completion of all phases	8	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ N/A million gallons; surface area: _____ N/A acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): N/A	

<b>D.2. Project Operations</b>	
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>General Excavation for site development purposes</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): <u>2,000 to be removed, miscellaneous debris</u></li> <li>• Over what duration of time? <u>Two (2) years.</u></li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Native soils and some historical fill and it is anticipated that excavated material will remain on site.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ 0.91 acres	
vi. What is the maximum area to be worked at any one time? _____ 0.92 acres	
vii. What would be the maximum depth of excavation or dredging? _____ 30 feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	



ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
N/A

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iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
 If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No  
 If Yes:  
 • acres of aquatic vegetation proposed to be removed: \_\_\_\_\_  
 • expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_  
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_  
 • proposed method of plant removal: \_\_\_\_\_  
 • if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
 If Yes:  
 i. Total anticipated water usage/demand per day: 3,500 gallons/day  
 ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No  
 If Yes:  
 • Name of district or service area: Suez Westchester  
 • Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No  
 • Is the project site in the existing district? ☒ Yes ☐ No  
 • Is expansion of the district needed? ☐ Yes ☒ No  
 • Do existing lines serve the project site? ☐ Yes ☒ No  
 iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 • Source(s) of supply for the district: \_\_\_\_\_  
 iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • Proposed source(s) of supply for new district: \_\_\_\_\_  
 v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
 vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

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d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No  
 If Yes:  
 i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day  
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

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iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
 If Yes:  
 • Name of wastewater treatment plant to be used: Westchester County Joint Sewage Treatment Plant, Yonkers, New York  
 • Name of district: North Yonkers  
 • Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No  
 • Is the project site in the existing district? ☒ Yes ☐ No  
 • Is expansion of the district needed? ☐ Yes ☒ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>c. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>0.49</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>1.219</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Direct discharge to Hudson River</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>To stormwater collection, stormceptor with bypass to drainage system, direct discharge to Hudson River.</u></p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li style="padding-left: 40px;"><u>Hudson River</u></li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>26</u> Net increase/decrease <u>26</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:30 - 6:00</u></li> <li>• Saturday: <u>8:00 - 5:00</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>All Day</u></li> <li>• Saturday: <u>All Day</u></li> <li>• Sunday: <u>All Day</u></li> <li>• Holidays: <u>All Day</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:30 - 6:00</u></li> <li>• Saturday: <u>8:00 - 5:00</u></li> <li>• Sunday: <u>None</u></li> <li>• Holidays: <u>None</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>All Day</u></li> <li>• Saturday: <u>All Day</u></li> <li>• Sunday: <u>All Day</u></li> <li>• Holidays: <u>All Day</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p><u>Normal outdoor security lighting</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.52	0.52
• Forested	0.00	0.00	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.00	0.00	0.00
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	0.00
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.60	0.30	-0.30
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p><u>Cabrini of Westchester, Dobbs Ferry, NY</u></p>	
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>• If yes, cite sources/documentation: _____</p> <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p>	
<p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): <u>546031</u></p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</p> <p><u>Hudson River PCB issue.</u></p>	



m. Identify the predominant wildlife species that occupy or use the project site:		_____
_____		_____
_____		_____
n. Does the project site contain a designated significant natural community?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. Species and listing (endangered or threatened): _____		
Atlantic Sturgeon, Shottnose Sturgeon, not on site in Hudson River		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use: _____		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes: acreage(s) on project site: _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. CEA name: Hudson River, County & State Parks		
ii. Basis for designation: Exceptional or unique character		
iii. Designating agency and date: Agency Westchester County, 1-31-90		



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: <u>Hyatt-Livingston House, Old Croton Aqueduct</u> iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Livingston Development Group Date June 8, 2021

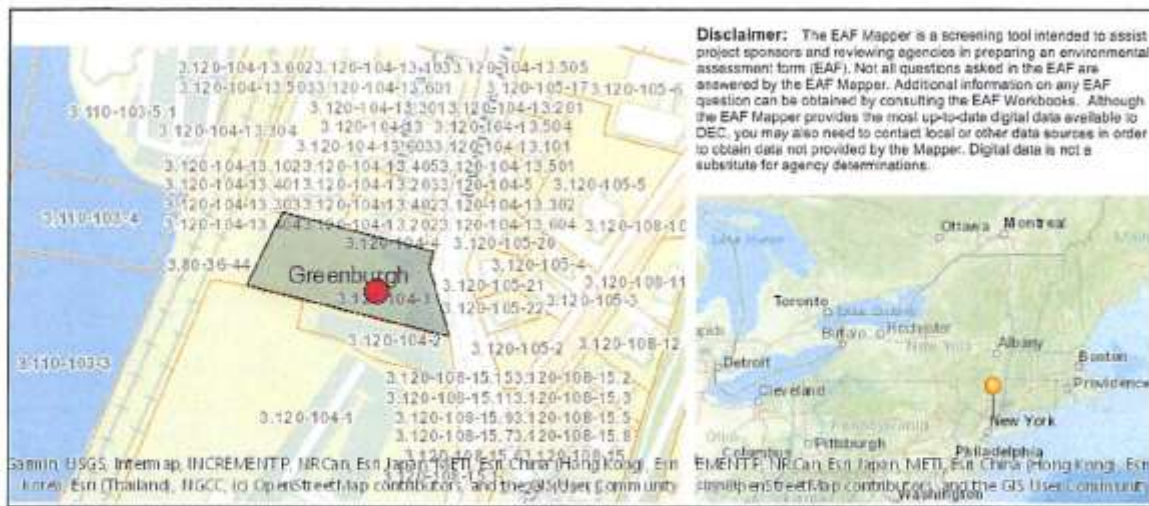
Signature Victor Serricchio Title Owner Partner

**PRINT FORM**

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# EAF Mapper Summary Report

Tuesday, June 8, 2021 3:44 PM



B.1.i [Coastal or Waterfront Area]	Yes
B.1.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	545031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Hudson River, County & State Park Lands
E.3.d.ii [Critical Environmental Area - Reason]	Exceptional or unique character
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency: Westchester County, Date: 1-31-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Hyatt-Livingston House, Old Croton Aqueduct
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Westchester County Income Limits and Housing Costs are as follows:

## WESTCHESTER COUNTY

### 2021 INCOME & RENT PROGRAM GUIDELINES AREA

### MEDIAN INCOME (AMI), SALES & RENT LIMITS

#### INCOME LIMITS & HOUSING COSTS

In determining housing affordability, all housing costs must be included in the calculation. In rental units, housing costs include rent and any tenant paid utilities. In ownership units, costs include the mortgage payment (principal and interest), property taxes and homeowners insurance; Condominiums and cooperatives, will add common charges or Home Owners Association (HOA) fees.

The U.S. Department of Housing and Urban Development (HUD) sets income limits annually for a variety of housing programs known as the Area Median Income (AMI) for each Metropolitan Statistical Area (MSA). The base AMI is estimated for an average household of 4 persons (highlighted in red in the table below). The maximum income by family size is then adjusted by a percentage determined by HUD:

#### HOUSEHOLD SIZE PERCENTAGE

#### NUMBER OF PERSONS ADJUSTMENT

1	2	3	4	5	6	7	8
70%	80%	90%	100%	108%	116%	124%	132%

In the cases where the AMI for Westchester County is lower in a following year, the County policy is to hold-harmless any existing property with tenants in place or new homebuyers ready to purchase a home who have signed a Contract of Sale prior to the effective date of any new AMI.

The AMI are published by HUD in accordance with federal guidelines, including the limits to be applied to *Multifamily Tax Subsidy Projects (MTSP)* and the HOME program. In 1999, Westchester County was designated by HUD to be an Exception Criteria community, which exempted the County's 80% AMI from being capped at the National Average. Westchester County is allowed to use its true 80%.

### 2021 Maximum Income Guidelines

#### Household Size

Income Limits	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	\$107,100	\$122,400	\$137,700	\$153,000	\$165,250	\$177,500
100% AMI	\$89,250	\$102,000	\$114,750	\$127,500	\$137,700	\$147,900
80% AMI	\$71,400	\$81,600	\$91,800	\$102,000	\$110,150	\$118,300
60% AMI	\$53,550	\$61,200	\$68,850	\$76,500	\$82,600	\$88,750
50% AMI	\$44,650	\$51,000	\$57,400	\$63,750	\$68,850	\$73,950
30% AMI	\$26,800	\$30,600	\$34,450	\$38,250	\$41,300	\$44,400

#### Effective Date

\* MTSP, Section 8 & NSP Income Limits, April 1, 2021

\* HOME Income Limits and 80% Uncapped Income Limits, July 1, 2020

\* While Westchester County is authorized to use the "true" 80% AMI numbers, these have not been published by HUD, so are subject to HUD's confirmation. HUD will generally round (up or down) to the closest \$50.



## Housing Costs

Westchester County uses the AMI standard to set eligibility requirements for its funding programs for both rental and ownership housing. Affordability is broadly defined as a household paying no more than 30% of their monthly GROSS income towards their housing costs. Based on the AMI for Westchester County, the following table calculates 30% of each income group's total monthly gross income—the maximum that should be dedicated towards housing costs. The table below is intended to provide a quick estimate of affordability for a given household size at various income levels.

### Estimated Monthly Housing Cost Limits Based on 30% of Income

Family Size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
120% AMI	\$2,678	\$3,060	\$3,443	\$3,825	\$4,131	\$4,437
100% AMI	\$2,231	\$2,550	\$2,869	\$3,188	\$3,443	\$3,698
80% AMI	\$1,785	\$2,040	\$2,295	\$2,550	\$2,754	\$2,958
60% AMI	\$1,339	\$1,530	\$1,721	\$1,913	\$2,065	\$2,119
50% AMI	\$1,116	\$1,275	\$1,435	\$1,594	\$1,721	\$1,849
30% AMI	\$ 670	\$ 765	\$ 861	\$ 956	\$ 1,034	\$1,110

The Housing Costs in the table above are calculated based on household size. To estimate costs by unit size, typically HUD and New York State use a general rule of 1½ persons per bedroom to determine rent limits based on the unit size. Please note, however, that municipalities may have their own occupancy requirements based on the square footage of each bedroom. In some cases, the size of a bedroom may only accommodate one person and the rent must be proportioned accordingly. It is best to verify the municipality's occupancy requirements before finalizing rents.

Westchester County will use the standard of 1½ persons per bedroom in its underwriting for new rental housing developments. Ownership units must be affordable to the minimum family size for the unit, per the County's occupancy standards (e.g. 3 persons for a 3 bedroom unit).

## Sale Price Limits

For ownership developments, underwriting is based on the household spending no more than 33% of their income on their total housing costs. This includes the mortgage payment (principal and interest), taxes, insurance and HOA or common charges where applicable. Ownership households can earn no more than 80% AMI to qualify for most programs. To assure that a broad range of families can both afford to purchase the unit and qualify for a mortgage, Westchester County will work with developers to set sales prices to be affordable to a family at 70% AMI.

## Rent Limits

HUD annually publishes HOME Program Rent Limits for each MSA based on affordability for households with incomes at or below 50% AMI or up to 60% AMI. The published High HOME

Rent is for units targeted to households that earn up to 60% AMI; and the Low HOME Rent is for units targeted to households that earn no more than 50% AMI. To assure that a broad range of households can afford to rent any unit, the County encourages that rents be set to be affordable to households with incomes below the maximum income limits. Westchester County has adopted the HOME rent limits for all its funding programs.

The monthly rent includes all housing costs associated with the unit. If there are any tenant paid utilities, the appropriate utility allowance must be deducted from the maximum rent allowed to arrive at the Net Rent that may be charged the tenant under a lease. The utility allowance used by Westchester County is provided annually by New York State Homes and Community Renewal.

Please note that the *Housing and Economic Recovery Act of 2008* requires that income and rent limits be calculated separately for *Multifamily Tax Subsidy Projects (MTSP)* funded under Section 42 of the Internal Revenue Code. Rent calculation information is provided by New York State. To check for this information, go to [www.nysher.org](http://www.nysher.org).

#### **HOME Program 2020 Rent Limits (Effective Date – July 1, 2020)**

Unit Size	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
High HOME	\$1,354	\$1,452	\$1,744	\$2,007	\$2,220	\$2,431
Low HOME	\$1,101	\$1,180	\$1,416	\$1,635	\$1,825	\$2,013

#### **CALCULATING NET RENT**

To calculate the maximum Net Rent that may be charged to the tenant on a lease, unit, start with the rent limit in the above table for the unit size, then deduct any tenant paid utilities based on the table on the back of this page.

For example, to set the rent for a 2-bedroom unit for a household with an income at or below 60% AMI (the High HOME rent), where the tenant will also pay for these utilities, Natural Gas for Heating, Cooking, Hot Water and Electricity, follow the below process:

High Home Rent for a 2-Bedroom Unit: \$1,744

##### **Utility Allowance**

- Natural Gas Heat: \$94
- Natural Gas Cooking: \$17
- Natural Gas Hot Water: \$10
- Electricity: \$26

Total Utility Allowance: \$147

Maximum Net Rent charged to Tenant \$1,597

It should be noted that rents should be set to be affordable to a wide range of families, not just those with incomes at the maximum income limits allowed.

Interested municipalities, non-profit and for-profit developers should call or e-mail Leonard Gruenfeld at 914-995-2409 or [lna@westchestergov.com](mailto:lna@westchestergov.com) with any questions.

# Utility Allowance Schedule (Effective January 2021)

The following tables (Low-Rise, High Rise with Elevator, Semi-Detached and Rowhouse/Townhouse and Single Family Detached) are the current Utility Allowance Schedules used to calculate tenants' utility costs. Add up the various tenant paid utilities to determine the total utility allowance for that unit size

**Single Family Detached**

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Heating</b>							
Natural Gas	\$105	\$117	\$135	\$148	\$163	\$179	\$195
Bottle Gas	\$98	\$115	\$134	\$152	\$171	\$190	\$211
Electric Resistance	\$101	\$116	\$132	\$149	\$166	\$183	\$202
Electric Heat Pump	\$46	\$54	\$64	\$72	\$80	\$87	\$96
Fuel Oil	\$71	\$80	\$97	\$111	\$124	\$138	\$153
<b>Cooking</b>							
Natural Gas	\$2	\$3	\$7	\$10	\$13	\$17	\$21
Bottle Gas	\$8	\$9	\$14	\$18	\$22	\$26	\$31
Electric	\$10	\$11	\$15	\$20	\$25	\$30	\$36
<b>Other Electric</b>							
Air Conditioning	\$9	\$8	\$1	\$104	\$128	\$151	\$178
	5	6	13	20	27	35	44
<b>Water Heating</b>							
Natural Gas	\$19	\$23	\$33	\$43	\$54	\$64	\$76
Bottle Gas	\$24	\$28	\$41	\$53	\$66	\$79	\$94
Electric	\$30	\$35	\$44	\$54	\$65	\$75	\$84
Fuel Oil	\$20	\$20	\$30	\$39	\$48	\$57	\$68
<b>Water</b>							
Sewer	\$21	\$22	\$33	\$49	\$65	\$80	\$100
Trash Collection	\$9	\$10	\$12	\$15	\$18	\$21	\$24
Range/Microwave	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Refrigerator	\$12	\$12	\$12	\$12	\$12	\$12	\$12
	\$13	\$13	\$13	\$13	\$13	\$13	\$13

**Semi-Detached and Rowhouse/Townhouse**

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Heating</b>							
Natural Gas	95	108	120	133	146	159	172
Bottle Gas	87	103	118	134	149	165	185
Electric Resistance	68	78	96	115	135	151	172
Electric Heat Pump	39	46	54	61	68	74	82
Fuel Oil	63	74	86	97	108	120	132
<b>Cooking</b>							
Natural Gas	\$2	\$3	\$7	\$10	\$13	\$17	\$21
Bottle Gas	\$8	\$9	\$14	\$18	\$22	\$26	\$31
Electric	\$9	\$11	\$15	\$20	\$25	\$30	\$36
<b>Other Electric</b>							
Air Conditioning	\$42	\$50	\$70	\$90	\$110	\$130	\$153
	\$6	\$7	\$13	\$18	\$25	\$28	\$35
<b>Water Heating</b>							
Natural Gas	19	23	33	43	54	64	76
Bottle Gas	\$24	\$28	\$41	\$53	\$66	\$79	\$94
Electric	\$29	\$35	\$44	\$54	\$65	\$75	\$84
Fuel Oil	\$17	\$20	\$30	\$39	\$48	\$57	\$68
<b>Water</b>							
Sewer	\$21	\$22	\$33	\$49	\$65	\$80	\$100
Trash Collection	\$9	\$10	\$12	\$15	\$18	\$21	\$24
Range/Microwave	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Refrigerator	\$12	\$12	\$12	\$12	\$12	\$12	\$12
	\$13	\$13	\$13	\$13	\$13	\$13	\$13

**High Rise with Elevator**

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Heating</b>							
Natural Gas	\$80	\$89	\$100	\$111	\$122	\$132	\$144
Bottle Gas	\$68	\$80	\$94	\$107	\$120	\$135	\$148
Electric Resistance	\$32	\$39	\$54	\$69	\$10	\$138	\$136
Electric Heat Pump	\$32	\$38	\$45	\$50	\$56	\$61	\$67
Fuel Oil	\$30	\$38	\$68	\$77	\$87	\$96	\$108
<b>Cooking</b>							
Natural Gas	\$2	\$3	\$7	\$10	\$13	\$17	\$21
Bottle Gas	\$8	\$9	\$14	\$18	\$22	\$26	\$31
Electric	\$9	\$10	\$15	\$20	\$25	\$30	\$36
<b>Other Electric</b>							
Air Conditioning	\$33	\$39	\$55	\$71	\$86	\$108	\$121
	\$6	\$7	\$10	\$13	\$16	\$19	\$22
<b>Water Heating</b>							
Natural Gas	\$15	\$18	\$27	\$35	\$43	\$51	\$61
Bottle Gas	\$19	\$23	\$33	\$43	\$53	\$63	\$75
Electric	\$23	\$28	\$35	\$43	\$51	\$58	\$67
Fuel Oil	\$14	\$16	\$24	\$31	\$38	\$46	\$54
<b>Water</b>							
Sewer	\$21	\$22	\$33	\$49	\$65	\$80	\$100
Trash Collection	\$9	\$10	\$12	\$15	\$18	\$21	\$24
Range/Microwave	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Refrigerator	\$12	\$12	\$12	\$12	\$12	\$12	\$12
	\$13	\$13	\$13	\$13	\$13	\$13	\$13

**Low Rise**

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Heating</b>							
Natural Gas	\$91	\$137	\$146	\$154	\$163	\$171	\$180
Bottle Gas	\$103	\$139	\$149	\$160	\$170	\$181	\$192
Electric Resistance	\$65	\$74	\$96	\$115	\$133	\$151	\$172
Electric Heat Pump	\$38	\$48	\$57	\$65	\$72	\$79	\$87
Fuel Oil	\$86	\$101	\$108	\$116	\$124	\$131	\$139
<b>Cooking</b>							
Natural Gas	\$1	\$3	\$7	\$10	\$13	\$17	\$21
Bottle Gas	\$8	\$9	\$14	\$18	\$22	\$26	\$31
Electric	\$10	\$11	\$15	\$20	\$25	\$30	\$36
<b>Other Electric</b>							
Air Conditioning	\$44	\$48	\$67	\$86	\$106	\$125	\$148
	\$12	\$8	\$11	\$15	\$18	\$21	\$25
<b>Water Heating</b>							
Natural Gas	\$15	\$23	\$33	\$43	\$54	\$64	\$76
Bottle Gas	\$24	\$28	\$41	\$53	\$66	\$79	\$94
Electric	\$30	\$35	\$44	\$54	\$65	\$75	\$84
Fuel Oil	\$20	\$20	\$30	\$39	\$48	\$57	\$68
<b>Water</b>							
Sewer	\$19	\$22	\$33	\$49	\$65	\$80	\$100
Trash Collection	\$9	\$10	\$12	\$15	\$18	\$21	\$24
Range/Microwave	\$20	\$20	\$20	\$20	\$20	\$20	\$20
Refrigerator	\$12	\$12	\$12	\$12	\$12	\$12	\$12
	\$13	\$13	\$13	\$13	\$13	\$13	\$13



Ms. Linda Whitehead/Attorney, Ms. Christina Griffin/Architect and Ms. Suzanne Levine/CGA were present to represent the application.

Ms. Whitehead updated the Board on the proposed application. Ms. Whitehead said they are prepared to present an updated presentation as well as a 3-D rendering. Ms. Whitehead said the Board asked about affordable housing at the last meeting and there is a requirement in the Code which has been changed since this property was previously before you that would require one affordable unit and they would like to request a waiver in exchange for either a payment in lieu or assistance building affordable units elsewhere. Ms. Whitehead displayed the following slides:

## TOWNHOUSES AT 19 LIVINGSTON AVENUE

19 LIVINGSTON AVENUE, DORRIS FERRY, NY 10523  
 CHRISTINA GRIFFIN ARCHITECT PC  
 12 Spring Street, Hastings-on-Hudson, NY 10764



Linda Whitehead...



OWNER	ARCHITECT	ENGINEER	DATES	LIST OF DRAWINGS
LIVINGSTON DEVELOPMENT GROUP, LLC 19 LIVINGSTON AVENUE DORRIS FERRY NY 10523	CGA STUDIO ARCHITECTS CHRISTINA GRIFFIN (AIA) LEED AP (CNC) 12 SPRING STREET HASTINGS-ON-HUDSON, NY 10764 914.475.2759 CG@CGASTUDIO.COM	PAUL J. PETRETTI CIVIL, MECHANICAL & LAND SURVEYOR 36 DOUGL AVENUE DORRIS FERRY, NY 10523 914.475.1515 PAJ@PJENR.COM	BUT SUBMISSION 12.22.2020 2DA SUBMISSION 01.24.2021 BOT SUBMISSION 05.11.2021 BOT SUBMISSION 06.14.2021	A-0 TITLE SHEET, WEST ELEVATION, EXTERIOR, LIST OF DRAWINGS S-0 ZONING COMPLIANCE, SITE PLAN B-1 SLIGHT ATTACHED TOWNHOUSE BASEMENT, FIRST FLOOR, SECOND FLOOR, ROOF FLOOR A-2 SLIGHT ATTACHED TOWNHOUSE BASEMENT, FIRST FLOOR, SECOND FLOOR & ROOF FLOOR A-3 EXTERIOR ELEVATIONS A-4 EXTERIOR ELEVATIONS A-5 PHOTOS OF NEAR CORNERS, LOCATION MAP A-6 PHOTOS OF NEIGHBORING PROPERTIES



Ms. Griffin discussed the proposed application and displayed the following slides:







































Ms. Whitehead said this is everything additional that we had to present on the plans this evening. Ms. Whitehead said the colors are preliminary, but it helps to see what it is going to look like.

Trustee Taylor thanked Ms. Whitehead for putting together the 3-D rendering and said it is useful to see that much context.

Trustee Patino said it is more apparent in the three dimensional view than in the site plan, but because of the way that Livingston is curving there and those two setbacks from the approach south to north it does appear to be a sort of street wall, which is part of what the intent of the view corridors is to avoid that sort of street wall and reproduce something along the lines of the two houses that are immediately adjacent to the north where there is ample space between the two, so that there are views of the river between the structures. Trustee Patino said he knows the Planning Board will look at this thoroughly as they did on previous applications for the site.

Ms. Whitehead said they will show the view corridors and platforms as required. Ms. Whitehead said by keeping the development more towards the street and towards the front, it significantly reduces the steep slope's impacts. Ms. Whitehead said the property slopes down rather precipitously in the rear, so with this design and use of the wall we have really avoided that steep sloped area completely. Ms. Whitehead said it is in everyone's interest to reduce the impact of the steep slopes.

Ms. Whitehead discussed the affordable housing for the proposed application and the requirements in the Village Code. Ms. Whitehead said it becomes not economically feasible for the developer and it becomes a very hard unit to market and find somebody who can qualify to buy it as a for sale unit. Ms. Whitehead said it is unfortunate, but in this small of a project, on a site where we are trying to be sensitive to the tightness of the site with the steep slopes and meeting the view corridors, it's unfortunate that it doesn't work. Ms. Whitehead said she thinks they could provide the Village much more bang for the buck by providing a fee in lieu contribution or assisting somehow with the building and they would be happy to work with the Affordable Housing Task Force. Ms. Whitehead said she thinks the Village could take that contribution and get a couple of rental units build that could give the Village more bang for it's buck. Ms. Whitehead said she is happy to answer questions to provide more information, but this is their starting point.

Deputy Mayor Cassell said she appreciates Ms. Whitehead's points. Deputy Mayor Cassell discussed the history of the updated affordable housing policy and the purpose of it. Deputy Mayor Cassell said we do not have a housing fund set up, so a payment in lieu of affordable housing is something that she thinks most of us on the Board and most of us on the Affordable Housing Task Force are not in favor of, and we have no means of facilitating that. Deputy Mayor Cassell said we have to look at this hard as to what you can conceivably put there or what a comparable option would be. Deputy Mayor Cassell said we are not in the building business in Dobbs Ferry and we do not build housing.

Trustee Patino said historically speaking off site affordable units have suffered from a lack of quality and part of the rationale of having it on site is that it is part of a larger development and it adheres to the same standards of design and quality of construction, and therefore it's a comparable quality unit. Trustee Patino said he agrees with Deputy Mayor Cassell and the Affordable Housing Task Force in that he could consider other options, but there would have to be some guarantee of quality of design and construction for that unit if it is offsite.

Ms. Whitehead said the issue isn't only the economic feasibility from our client's standpoint. Ms. Whitehead said the concern becomes the economic feasibility of the unit as an affordable unit and whether there will be a family out there that will qualify for that unit the way the numbers work.

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

Mayor Rossillo said we need to get a formal response from our Affordable Housing Task Force, and we would like to have our Village Planner do a review on this and a detailed analysis on it, and we would like to get Rose Noonan and Pace Law Center's analysis on it. Mayor Rossillo said there is a lot more work that has to be done before the Board of Trustees is ready to make a decision on this issue.

Ms. Whitehead she has worked with Ms. Noonan and Ms. Drummond from the County on a number of projects, and she is happy to talk to everybody who is involved. Ms. Whitehead said she knows the Village has looked at what other municipalities are doing. Ms. Whitehead said there are ways to do it and she is happy to work with the Village and figure out a way to do this.

Mayor Rossillo said the location is great for affordable and economic diversity, and these are things that are really important to us, and we would be reluctant to move it someplace else.

Ms. Whitehead she understands the location and that it's walk to town and walk to transportation, but you have to look at the whole picture.

Trustee Knell said she supports what Deputy Mayor Cassell is saying and adding eight more units that are not affordable is problematic to her.

Trustee Daroczy said as a member of the Affordable Housing Task Force she is in agreement with everything that Deputy Mayor Cassell and Trustee Patino mentioned. Trustee Daroczy said we need to think how we can make this work and if it's not in this location then we have to do something equivalent.

Ms. Whitehead said she thinks the best bang for your buck is to do something not in this project. Ms. Whitehead said it's really tough in this one and that she will talk to her client's before she throws out any other ideas.

Mayor Rossillo said we are not in business of developing and that would take years for us to move forward on that. Mayor Rossillo said we are not interested in putting it in a payment/fund.

Ms. Whitehead said

Mr. Dickson summarized where we are at, open presentation, see where the Board of Trustees is at on referral, doesn't make sense to send a concept; adjourn if you can get behind the scenes, brainstorm to meet village goals

Deputy Mayor Cassell said the next meeting is July 13, 2021.

Mayor Rossillo asked the applicant if they will have everything done by then.

Ms. Whitehead said maybe we can find someone to work with us to find someplace that can be developed, where the Village wouldn't have to be the one doing it. Ms. Whitehead said she understands and completely agrees with the Village's ultimate goals and she just wants to try to find a way that works the best for both the Village and our client. Ms. Whitehead said she is concerned that it will be problematic to find someone to buy an affordable unit in this project.

Ms. Dickson summarized where we are to the Board. Ms. Dickson said the goal tonight was to see if the Board would consider a resolution to make the referrals. Ms. Dickson said the affordable housing unit question has to be answered before making those referrals, because if you cannot find a way and you must place the unit on the property, it will change the site plan dramatically. Ms. Dickson said it doesn't make sense to send a concept up the line and have it come back without clear advice. Ms. Dickson suggested for the Board to refer to Ms. Monastra for comment on her memo so the Board knows what is still due and what edits she is requesting and to open it up to the public for comments. Ms. Dickson said it may be advisable for the Board to adjourn this to the next meeting to continue this if you can get a significant amount of this behind the scenes back and forth and looking at options completed.

Deputy Mayor Cassell noted that the next Board meeting is on July 13, 2021.

Mayor Rossillo asked Ms. Whitehead if she can all of this done by then.

Ms. Whitehead said they want to keep this moving as quickly as possible and they were hoping to get the referral tonight.

Mayor Rossillo said the referral would not be happening tonight.

Ms. Whitehead said she didn't know if the Board would still want to do the lead agency circulation. Ms. Whitehead said there were two corrections in the EAF that Ms. Monastra requested which could be done today. Ms. Whitehead said she will do her best to have these discussions and see if we can come up with some ideas before the next meeting.

Ms. Monastra said in terms of the SEQRA, if the Board is open to doing a notice of intent to be lead agency we can at least begin that process, because this will be a coordinated review with the Planning Board because the Planning Board does have to also provide subdivision approval, so we can begin that process for the applicant. Ms. Monastra said in terms of the affordable housing she would suggest that the applicant take a two prong approach, first is dealing with alternative for the Village Board to consider. Ms. Monastra said the second is there are some very specific findings that if the Village Board is going to wave the affordable housing requirement to develop on site they really do have to provide information that including the affordable housing unit on site would render this particular application financially infeasible. Ms. Monastra said she thinks that is something that the applicant will need to continue to provide additional information on that particular findings that's required in the Zoning Code for the Village Board to make as a result of the waivers. Ms. Monastra said she thinks a two prong approach would be beneficial.

Mayor Rossillo asked Ms. Dickson if there is a problem with the Board declaring itself as lead agency today.

Ms. Dickson said it's actually because it's a coordinated review you need to give a thirty day window, so I would, once the edits are made in the EAF, I would encourage you to circulate a notice of your intent to be lead agency to the Planning Board. Ms. Dickson said it's either a minimum of thirty days or a response, so clearly the Planning Board would be able to give you a response before the thirty days are up. Ms. Dickson said you can't declare yourself as lead agency, but you can declare your intent and ask for a notice to be circulated by resolution.

Ms. Whitehead said that is what was indicated in the draft resolution, was circulating your notice of intent and it had the referral to the Planning Board, AHRB and the County. Ms. Whitehead said she didn't know if you still wanted to do the referral to the County at this point.

Ms. Dickson said she doesn't think we can until we have a site plan. Ms. Dickson said if we cannot reach terms we are going to have to find a way to get an affordable unit on this project and that's a dramatic change to the site plan. Ms. Dickson said it wouldn't make sense to do that, so we will wait. Ms. Dickson said have to have the comments before it come back to the Village Board so they can hold their public hearing, so we have plenty of time for the County referral.

Ms. Whitehead said the County is probably going to be brought into the discussion about the affordable housing

Ms. Dickson said we can get a conceptual plan to the County for them to weigh in, but she doesn't think making a formal referral at this point is in anybody's best interest.

Ms. Monastra said she thinks we wait to next meeting and at that point we can send a referral when we have a better direction of this project. Ms. Monastra said the County will weigh in on the affordable housing unit.

Ms. Whitehead asked if they want her to do this through Ms. Dickson and Ms. Monastra, or Deputy Mayor Cassell or the Affordable Housing Task Force, and that she wanted clarity on how to move forward on this.

Ms. Dickson said it's important to get the County's input as soon as possible with Ms. Monastra and Ms. Whitehead moving this forward and then we can loop in the Affordable Housing Task Force.

Ms. Monastra said we should have the applicant look at options first, and then bring those options forward and then maybe get the County's input on those options, as opposed to just the County's input on as to whether something is financially feasible on a 2,700 sqft townhome unit and whether that can be marketed to somebody that's affordable.

Mayor Rossillo said he would like it to be sent to Ms. Monastra and Ms. Dickson first, and then we can circulate the plans and options to other people.

Ms. Whitehead asked if the Village is definitely not interested in fee in lieu.

Mr. Leins said they are not and they have made that clear.

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

**RESOLUTION 66-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
19 LIVINGSTON SITE PLAN APPLICATION – REFERRAL TO PLANNING BOARD & AHRB  
AND ESTABLISH LEAD AGENCY FOR SEQRA REVIEW**

**WHEREAS**, the Board of Trustees of the Village of Dobbs Ferry has received a site plan application, referred in accordance with Dobbs Ferry Zoning Code §300-52(B)(2) by the Building Inspector serving as Land Use Officer, for property at 19 Livingston Avenue in the MDR-1 Zoning District for construction of a proposed residential 8-unit townhome project on vacant property in excess of one acre; and

**WHEREAS**, following presentation of the matter on June 22, 2021, the Board must now take certain actions prior to conducting further review of the application in compliance with the New York State Environmental Quality Review Act and corresponding regulations thereto ("SEQRA"), the Dobbs Ferry Zoning Code and NYS General Municipal Law.

**NOW, THEREFORE, BE IT RESOLVED**, that, the Board of Trustees of the Village of Dobbs Ferry hereby declares its intent to serve as Lead Agency for the SEQRA review of the project, an Unlisted action, and directs circulation of a notice of intent; and

**BE IT FURTHER RESOLVED**, that, as an essential precondition to its further review of the proposed site plan application, the Board of Trustees of the Village of Dobbs Ferry hereby directs that the project be referred for comment and recommendation to the (i) Dobbs Ferry Planning Board as required by the Zoning Code §300-52(B)(3); (ii) Architectural and Historic Review Board as required by the Zoning Code §300-17(C)(7); and (iii) Westchester County Planning Board in accordance with General Municipal Law §239-m based on the proximity of the subject property to Route 9, a State Highway.

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

**Presentations: Presentation by Ms. Valerie Monastra/Nelson Pope Voorhis, Village Planner about New York State Consolidated Funding Application Opportunities**

Valerie Monastra, AICP/Village's Consulting Planner sent the following memorandum dated June 16, 2021 to Mayor Rossillo and the Board of Trustees:



# NELSON POPE VOORHIS

environmental • land use • planning

## MEMORANDUM

**TO:** Mayor Rossillo and Members of the Village Board of Trustees

**FROM:** Valerie Monastra, AICP

**SUBJECT:** Consolidated Funding Applications

**DATE:** June 16, 2021

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson, Esq. Village Attorney

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The Round 11 competitive New York State Consolidated Funding Application (CFA) grants are now available and must be submitted on July 30, 2021.

In consultation with the Interim Village Administrator as well as the review of the Village of Dobbs Ferry's Executive Summary 2021-2022 Departmental Capital Requests, three projects have been identified for the Village Board's consideration for the 2021 CFA grants: Comprehensive plan, High Street Park restoration, and the Gould Park basketball courts and lights. The projects and grant programs are summarized below.

I will be at the June 22, 2021, Village Board meeting to discuss these projects, the grant programs, and the potential matches that would be required from the Village.

### Comprehensive Plan

The Department of State is soliciting applications through the CFA under the Environmental Protection Fund Smart Growth Program to advance the preparation of municipal comprehensive plans to establish land use policies which support smart growth and clean energy principles for the community.

State assistance awarded and paid to a grant recipient under the Environmental Protection Fund Smart Growth Program cannot exceed 90% of the total project cost. The maximum State assistance request per grant application is \$100,000. The State looks favorably upon communities willing to provide cash matches.

The Village solicited proposals for a Comprehensive Plan in March 2020 but put the project on hold due to the pandemic. The budgets submitted as part of the responses to the request for proposal varied between \$130,000 - \$200,000. The scope of work included the development of a comprehensive plan, a parking utilization study, zoning amendments, and the required SEQR documentation.

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901 • 845.368.1472  
Long Island: 70 Maxess Road, Melville, NY 11747 • 631.427.5665



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High Street Park Restoration, and the Gould Park Basketball Courts and Lights

The Department of State is also soliciting applications through the CFA under the Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF) program. These grants provide funding for the acquisition, planning, development, and improvement of parks, historic properties, and heritage areas located within the physical boundaries of the State of New York.

State assistance awarded and paid to a grant recipient under the EPF program can fund up to 50% of the total project cost. Grant awards are capped at \$500,000 and if the total project cost is greater than \$4,000,000, up to \$750,000 may be requested.

The High Street Park restoration project, which will include the restoration of the stairway, creation of walkways, lighting, and the development of a sitting area with park furniture, is estimated to cost between \$75,000-\$130,000.

The Gould Park basketball court and lights project, which will include the installation of a basketball court and lights, is estimated to cost \$125,000.

Ms. Monastra discussed the New York State Consolidated Funding application opportunities for the 2021 Round 11 Competitive Funding. Ms. Monastra said the application are due on July 30, 2021.

Ms. Monastra said the following three projects have been identified that the Board would want to consider submitting for the 2021 applications:

1. Comprehensive Plan
2. High Street Park Restoration
3. Gould Basketball Court and Lights

Ms. Monastra discussed the three projects.

Mr. Leins said as the Board considers this, Mr. Chuhta will identify the source of funds and make sure the funds are available. Mr. Leins said he canvassed all of the department heads and asked them to submit a wish list and also capital needs. Mr. Leins said going forward we are going to come up with more comprehensive ten year capital project which is going to balance off your existing debt service and the debt service as it's paid off.

Ms. Monastra said we will have to pass resolutions by the next Board meeting on July 13, 2021.

A discussion was held and Ms. Monastra, Mr. Leins and Mr. Chuhta addressed questions from the Board.

Mayor Rossillo thanked Ms. Monastra.

**Presentations: Presentation by Robin Larkins/Executive Director of Spring Community Partners on the CDBG grant application that they will be submitting to the County**

Mayor Rossillo said Ms. Larkins requested to be removed from this evening's agenda.

**Public Hearing: Continuation of public information meeting to provide the public with the opportunity to review the projects identified by the Village, (the Memorial Park Spray Pad; and the Gould Park Storm Surge Barrier/Staircase), for potential grant funding under the 2021 Community Block Development Grant program as administered by the County of Westchester**

The following presentation on the Community Development Block Grant 2021-2024 Cycle was submitted to the Board:

# Community Development Block Grant (CDBG) 2021-2024 cycle

## Recommendations for Dobbs Ferry

### **Memorial Park Spray Pad**

Replacement of the long defunct wading pool outside of the Memorial Park office building with a spray pad for children.

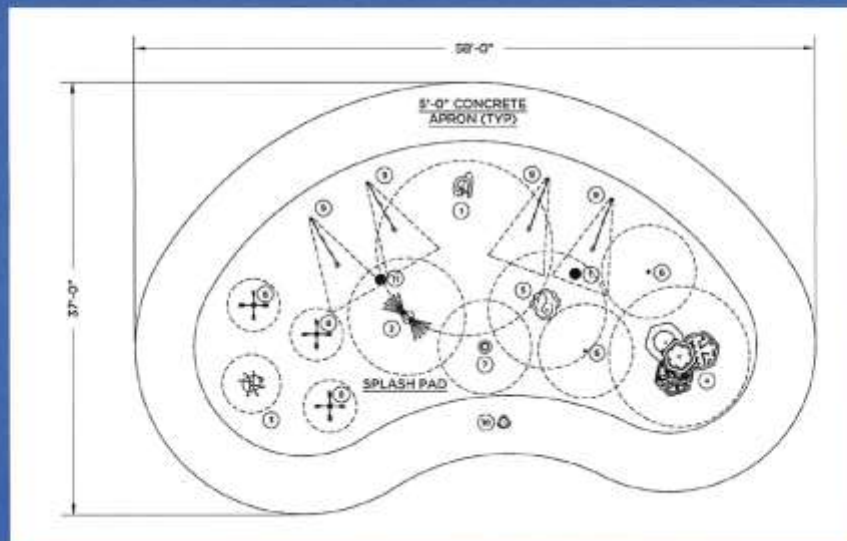
### **Gould Park Stormwater Management/ Park Access Staircase**

A project combining a staircase from Ashford to the new Gould Park playground with necessary stormwater management improvements to protect the park's assets.

## Memorial Park Spray Pad



## Memorial Park Spray Pad





## Memorial Park Spray Pad





#### Cost Estimate for Memorial Park Spray Ground for Village of Dobbs Ferry - Hahn Engineering

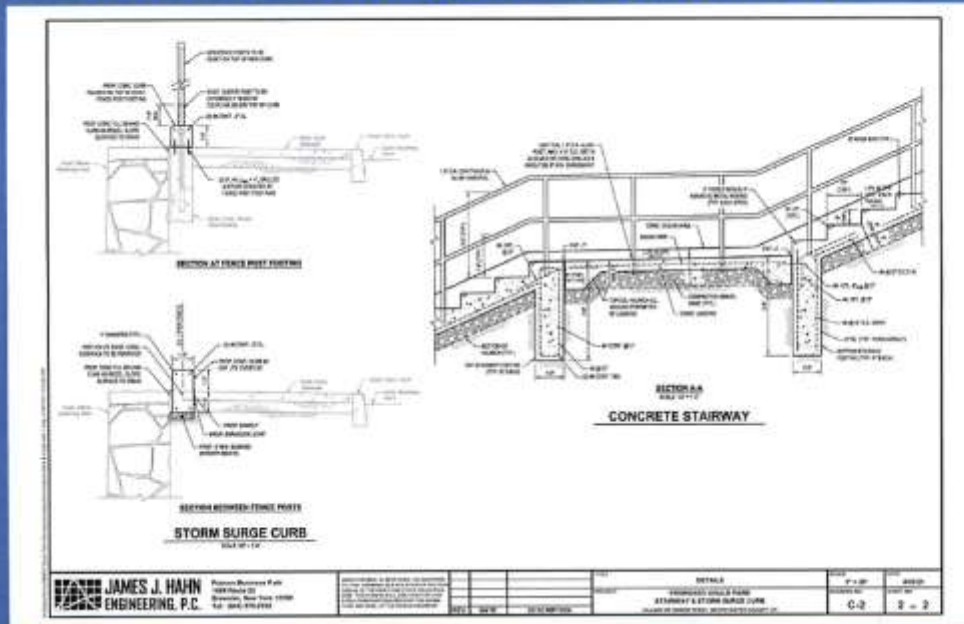
Item #	Bid Item	Unit	Est. Quantity	Unit Price	Total Cost
BFA	Backflow Preventer Assembly	EA	1	\$ 5,000.00	\$ 5,000.00
CB	Catch Basin	EA	1	\$ 3,000.00	\$ 3,000.00
CPP	Corrugated Plastic Pipe (15" Dia.)	LF	100	\$ 80.00	\$ 8,000.00
CSG	Crushed Stone or Gravel (3/4" Gravel)	CY	50	\$ 70.00	\$ 3,500.00
CSG	Crushed Stone or Gravel (Item 304)	CY	100	\$ 70.00	\$ 7,000.00
DR	Demolition and Removals	LS	1	\$ 30,000.00	\$ 30,000.00
ELE	Electrical	LS	1	\$ 25,000.00	\$ 25,000.00
MPT	Maintenance & Protection of Traffic	LS	1	\$ 5,000.00	\$ 5,000.00
MS	Mechanical Plumbing & Control Panel	LS	1	\$ 18,000.00	\$ 18,000.00
PVC	PVC Pipe (1" Water Distribution)	LF	200	\$ 35.00	\$ 7,000.00
PVC	PVC Pipe (6" Sanitary)	LF	150	\$ 35.00	\$ 5,250.00
RC	Reinforced Concrete	CY	30	\$ 150.00	\$ 4,500.00
	Rubber Safety Surfacing	SF	2000	\$15.00	\$ 30,000.00
R	Restoration	NP	1	\$ -	\$ -
SCP	Saw Cutting Pavement	NP	1	\$ -	\$ -
UFG	Unclassified Excavation, Filling & Grading	CY	130	\$ 70.00	\$ 9,100.00
WPF	Water Play Features	LS	1	\$69,156.00	\$ 69,156.00
WSL	Water Service Line (2.5" Copper)	LF	100	\$ 75.00	\$ 7,500.00
Sub-Total					\$ 237,006.00
3% Surveying					\$ 7,110.18
8% Design					\$ 18,960.48
5% Construction & Inspection					\$ 11,850.30
20% Contingency					\$ 47,401.20
2021 TOTAL ESTIMATED COST OF CONSTRUCTION					\$ 322,328.16



[illegible]



# Gould Park Storm Surge Barrier/ Staircase



**Preliminary Cost Estimate: Gould Park Stairs/ Stormwater diversion**

SPEC. SECTH ITEM	EST. QUANT.	UNIT	UNIT PRICE	QUANTITY X UNIT PRICE
SSCC Storm Surge Concrete Curbs	190	LF	\$75.00	\$14,250.00
CSG Furnish and Place Crushed Stone or Gravel (Item 203.20-Grave	LS	LS	\$10,000.00	\$10,000.00
Ashphalt pathways	2520	SF	\$9.00	\$22,680.00
DR Demolition and Removal	LS	LS	\$15,000.00	\$15,000.00
ESC Erosion Control Devices	LS	LS	\$2,000.00	\$2,000.00
HR Handrails	93	LF	\$90.00	\$8,370.00
HR-A Handrails and Gate - Aluminum (Includes Reuse Existing Fence	233	LF	\$140.00	\$32,620.00
RR Riprap (4")	25	SY	\$30.00	\$750.00
R Restoration	NP	NP	NON PAYMENT	NON PAYMENT
RCS Reinforced Concrete Steps-Including concrete landing slab and	48	CY	\$1,500.00	\$72,000.00
SCP Saw Cutting Concrete and Pavement	NP	NP	NON PAYMENT	NON PAYMENT
UFG Unclassified Excavation, Filling and Grading	LS	LS	\$15,000.00	\$15,000.00
UFG Unclassified Excavation, Filling and Grading (Import Fill)	30	CY	\$50.00	\$1,500.00
Subtotal				\$194,170.00
Engineering (10%)				\$19,417.00
Contingency (15%)				\$29,125.50
Total				\$242,712.50

Motion by Trustee Taylor, seconded by Trustee Patino to re-open the public information meeting to provide the public with the opportunity to review the projects identified by the Village, (the Memorial Park Spray Pad; and the Gould Park Storm Surge Barrier/Staircase), for potential grant funding under the 2021 Community Block Development Grant program as administered by the County of Westchester.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

The following people addressed the Board:

1. Mr. Rob Baron/10 Cricket Lane: Mr. Baron said he sent a couple of e-mails to Mr. Leins, Ms. Fasman and the Village Engineer about the staircase going to down to Gould Park. Mr. Baron discussed the points he noted in his e-mails

Mayor Rossillo asked Ms. Dickson if we can pass this without getting into specific detail of the staircase/path.

Ms. Dickson said you can because the resolution before the Board has the necessary language.

Motion by Trustee Taylor, seconded by Trustee Patino to close the public information meeting to provide the public with the opportunity to review the projects identified by the Village, (the Memorial Park Spray Pad; and the Gould Park Storm Surge Barrier/Staircase), for potential grant funding under the 2021 Community Block Development Grant program as administered by the County of Westchester.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

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

**RESOLUTION 67-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
AUTHORIZING SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT  
APPLICATION FOR THE MEMORIAL PARK SPRAY PAD PROJECT**

WHEREAS, the Village of Dobbs Ferry is seeking to construct a spray pad in Memorial Park to provide a water play feature as a recreation resource suitable for use by young families in the Village ("Project") as a replacement for a prior children's wading pool which became nonfunctioning years ago and remains irreparable; and

WHEREAS, the cost estimate for the Project is \$308,000; and

WHEREAS, in connection with the Project, Village has prepared a Coastal Assessment Form as a prerequisite to determining consistency with the Local Waterfront Revitalization Program and an Environmental Assessment Form to commence the environmental review in compliance with the NY State Environmental Quality Review Act; and

WHEREAS, on June 8, 2021, the Board of Trustees conducted a duly noticed public information meeting to receive public comment on the choice of the Project as the subject of an application by the Village for Community Development Block Grant funding.

NOW, THEREFORE, BE IT RESOLVED that following review of the Coastal Assessment Form and in accordance with the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42) and its implementing regulations, the Board of Trustees of the Village of Dobbs Ferry hereby determines that the proposed Project is consistent with the Local Waterfront Revitalization Program; and

BE IT FURTHER RESOLVED that following review of the Environmental Assessment Form, the Board of Trustees of the Village of Dobbs Ferry hereby determines the proposed Project, a Type II action, requires no further environmental review in accordance with the NY State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations; and

BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Dobbs Ferry does hereby endorse and authorize the Village Administrator to submit an application for \$154,000 in Community Development Block Grant funds for construction of the Memorial Park Spray Pad and, upon the funding of said amount, commits to provide the required 50% match of \$154,000.

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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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	AYE: 6	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 1
RESULT:	MOTION PASSES				

Mayor Rossillo noted that Trustee Sullivan should be listed as absent/excused.

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

### **RESOLUTION 68-2021**

#### **RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AUTHORIZING SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR THE GOULD PARK STAIRWAY, PATHWAY AND STORMWATER DIVERSION PROJECT**

WHEREAS, the Village of Dobbs Ferry is seeking to construct improvements at Gould Park by installing a stairway for safe, direct pedestrian access from one of its busiest streets, Ashford Avenue, with the creation of connective pathways from the stairs to the Park's playground and athletic areas and installing stormwater diversion facilities which will safeguard the existing pool complex against future damage from erosion caused by more frequently occurring weather events ("Project"); and

WHEREAS, the cost estimate for the Project is \$ \$275,656; and

WHEREAS, in connection with the Project, Village has prepared a Coastal Assessment Form as a prerequisite to determining consistency with the Local Waterfront Revitalization Program and an Environmental Assessment Form to commence the environmental review in compliance with the NY State Environmental Quality Review Act; and

WHEREAS, on June 8, 2021, the Board of Trustees conducted a duly noticed public information meeting to receive public comment on the choice of the Project as the subject of an application by the Village for Community Development Block Grant funding.

NOW, THEREFORE, BE IT RESOLVED that following review of the Coastal Assessment Form and in accordance with the Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42) and its implementing regulations, the Board of Trustees of the Village of Dobbs Ferry hereby determines that the proposed Project is consistent with the Local Waterfront Revitalization Program; and

BE IT FURTHER RESOLVED that following review of the Environmental Assessment Form, the Board of Trustees of the Village of Dobbs Ferry hereby determines the proposed Project, a Type II action, requires no further environmental review in accordance with the NY State Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations; and

BE IT FURTHER RESOLVED that the Board of Trustees of the Village of Dobbs Ferry hereby authorizes the Interim Village Administrator to take all necessary action to submit an application for \$137,828 in Community Development Block Grant funds for construction of the Gould Park Stairway, Connective Pathways and Stormwater Diversion Project and, upon the funding of said amount, commits to provide the required 50% match of \$137,828.

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

**Public Hearing: Continuation of public hearing on the proposed Zoning Code and Map amendments recommended by the Planning Board**

Norma Drummond/Commissioner sent the following letter dated June 14, 2021 to Elizabeth Dreaper/Village Clerk:



**Westchester County Planning Board Referral Review**  
Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

George Latimer  
County Executive

June 14, 2021

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

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

Dear Ms. Dreaper:

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

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

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

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

432 Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914) 995-4400

Website: [westchestergov.com](http://westchestergov.com)



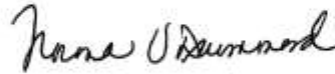
We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we find it to be a matter for local determination in accordance with your community's planning and zoning policies. We commend the Village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

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

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond  
Commissioner

NVD/MV

Mr. Paddy Steinschneider/Gotham sent the following letter dated June 9, 2021 to Mayor Rossillo and the Board of Trustees:

# GOTHAM

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

June 9, 2021

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

Re: Changes to the Dobbs Ferry Zoning Ordinance

Dear Mayor Rossillo and Trustees:

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

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

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

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

Letter to Mayor and Board of Trustees  
Re: Proposed Changes to the Village Code  
June 9, 2021  
Page two of six.

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

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

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

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

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

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

Letter to Mayor and Board of Trustees  
Re: Proposed Changes to the Village Code  
June 9, 2021  
Page three of six.

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

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

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

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

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

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



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

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

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

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



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

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

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

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

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

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

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

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

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

Thank you for your time and attention,



Paddy Steinschneider

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

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

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

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

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

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

**AVERAGE:     7,216     2,225     31.22%**

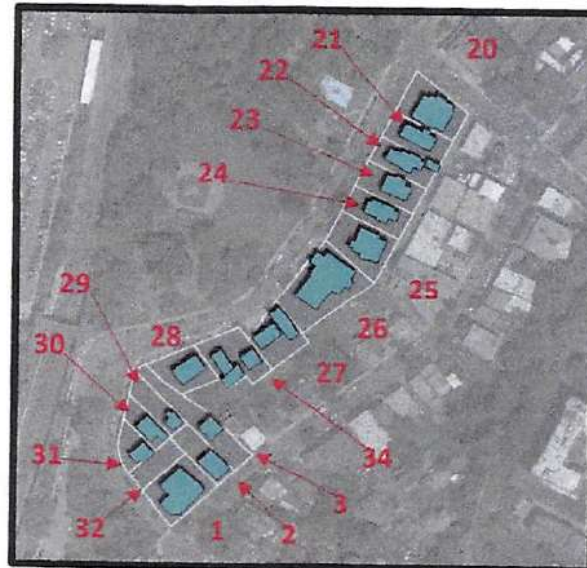


**MDR-2 ZONED PROPERTIES**  
**LOWER PALISADE STREET, DOBBS FERRY**  
**( LISTED BY ADDRESS )**

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

**AVERAGE:    6,997    2,175    30.97%**

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

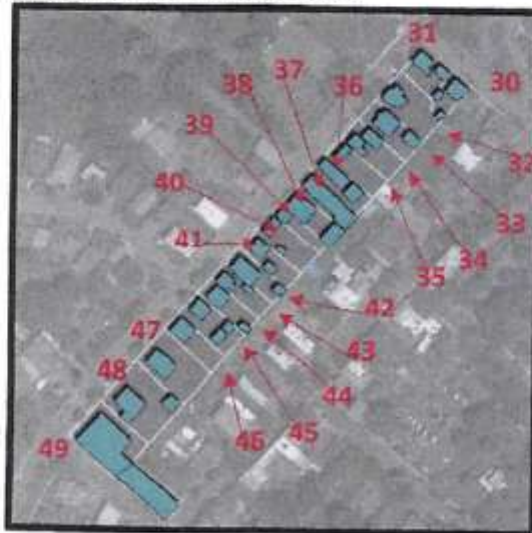


**MDR-2 ZONED PROPERTIES**  
**EAST PALISADE STREET, DOBBS FERRY**  
**( LISTED BY ADDRESS )**

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

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

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



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

<u>PARCEL ID</u>	<u>ADDRESS</u>	<u>LOT AREA</u>	<u>BLDG COVERAGE</u>	
		<u>(SQFT)</u>	<u>(SQFT)</u>	<u>%</u>
3.80-36-16	95 PALISADE STREET	16,117	5,000	31.02%
3.80-36-17	107 PALISADE STREET	12,632	1,638	12.97%
3.80-36-18	111 PALISADE STREET	8,276	2,923	35.32%
3.80-36-35	119 PALISADE STREET	6,970	2,271	32.58%
3.80-36-36	123 PALISADE STREET	5,227	1,950	37.31%
3.80-36-37	129 PALISADE STREET	5,663	1,769	31.24%
3.80-36-38	129 PALISADE STREET	10,454	1,818	17.39%
3.80-36-39	133 PALISADE STREET	10,454	2,257	21.59%
3.80-36-40	135 PALISADE STREET	10,454	1,307	12.50%
3.80-36-41.1	139 PALISADE STREET	10,454	2,268	21.70%
<b>AVERAGE:</b>		<b>9,670</b>	<b>2,320</b>	<b>25.36%</b>

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



Notes: There is an anomaly with several of the parcels on the west side of Palisade Street. The Parcels of 119 and 123 Palisade Street absorbed a separate parcel that was previously 121 Palisade Street. That was three lots approximately 40 feet wide. Similarly, the Parcels at 128, 133, 135, and 139 are actually two parcels deep, and have been developed with lots that are independent from those fronting on Palisade Street. Those four lots were developed as 40 feet wide and 120 feet deep, or 4,800 square feet each. Using the original lot areas, those parcels range in building coverage from 27.23% to 47.25%

Motion by Trustee Knell, seconded by Trustee Taylor to open the public hearing on the proposed Zoning Code and Map amendments recommended by the Planning Board.

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

Ms. Dickson noted that we have received the response from the County and it is in the Board packet.

Mayor Rossillo acknowledged receipt of the letter from the County signed by Commissioner Norma Drummond dated June 14, 2021 and the letter from Mr. Paddy Steinschneider/329 Broadway dated June 9, 2021.

Mr. Leins said Mr. Rob Lane/Planning is joining us this evening. Mr. Leins said the Board has a memo from the Building Inspector in terms of the chart that he created. Mr. Leins said Ms. Monastra is also present and can comment.

The Board said they did not see a memo from the Building Inspector.

Mr. Lane said there was a memo from Mr. Manley describing in more detail, the changes to the Zoning Tables/Appendix to the Code and this was circulated to the Board earlier.

Ms. Dickson said the Board does not the memo.

Mr. Lane said at the beginning of last week he circulated the revision to the Guidelines.

Mr. Lane discussed the proposed changes to the Code.

Trustee Patino said the reason it didn't get circulated is because he got the Guidelines and wanted a little time to go through them and also wanted to reflect on Mr. Steinschneider's comments from the last meeting and he wanted to review his letter and compare that to what we have already looked at and see if anything could or should be updated. Trustee Patino said that all did not happen in time to get it in last Monday when we needed to, so that is why we are just putting this off to the next meeting.

Mayor Rossillo said he would appreciate it if Trustee Patino or Mr. Lane could comment on Mr. Steinschneider's letter.

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

Mr. Lane said it would make sense for Ms. Monastra to review the work we have done and Mr. Steinschneider's or anyone else's comments, and help resolve some of the technical issues that have to do with what the coverage requirements should be, and whether or not there should be a sliding scale that reduces the coverage.

Mayor Rossillo said we will put this over to the next meeting and in the interim Ms. Monastra can look over all of the comments that have been submitted and review Trustee Patino's and Mr. Lane's letters and suggestions and we look forward to a report from Ms. Monastra.

Ms. Monastra said the deadline is less than two weeks away, so she will see what she can get done in that time period.

Ms. Dickson said she wants to see the Building Inspectors memo because she had asked for some clarification on some blanks.

Mr. Lane said he will forward the memo to Ms. Dickson and Mr. Manley can give it to her directly as well.

Ms. Dickson said we need to get it to the Board.

Mayor Rossillo said we can put this over to August if Ms. Monastra needs more time.

The following people addressed the Board:

1. Mr. Michael Lang/Owner of 156 Palisade Street: Mr. Lang said he has been trying to get decision on this for almost two years and he is wondering if there is a way to get the process sped up.

Ms. Dickson said it is her understanding that a brand new application was just presented last month.

Mr. Lang said new plans were submitted today with a new architectural firm.

Mayor Rossillo said it is to everyone's benefit to have the Village Planner look at this and approach it in a systematic way. Mayor Rossillo said if we can get this done by July we will.

Ms. Dickson said this is a local law about amendments to the Zoning Code, you are not being asked to make a decision about the 156 Palisade Street project.

Deputy Mayor Cassell said not one of the drawings/projects were totally Code compliant regardless of which Code we were looking at and that is where the hang up has been.

Mr. Lang said changes were made based on the Planning Board's comments. Mr. Lang said they have been trying to address site coverage for two years.

Mr. Lane said the way that Mr. Lang is characterizing what has happened over the last few years is not correct.

Ms. Dickson said if there are comments on the local law as it has been presented you are welcome to input those into the record. Ms. Dickson said in terms of the timing of this it's going to happen



when it happens and this Board is entitled to have in front of them the exact thing that they are going to be voting on.

Mayor Rossillo asked if anyone else from the public wanted address the Board.

There were no further comments from the public.

Motion by Trustee Taylor, seconded by Trustee Daroczy to adjourn the public hearing on the proposed Zoning Code and Map amendments recommended by the Planning Board, to the next meeting of the Board on July 13, 2021.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Public Hearing: Public hearing to consider an introductory local law revising Chapter 234 to clarify Article VIII – Noise §234-26 Unnecessary Noise (l) Leaf blowers and outdoor power tools and provide for consistency of enforcement**

Mayor Rossillo asked Ms. Dickson to clarify what the proposed local law is revising.

Ms. Dickson said there was a scrivener's error when the original leaf blower law was passed that did not take into account the introductory paragraph in this section. Ms. Dickson said so it actually meet the intent of the Board when it was passed and we are just changing the words to make sure it meets the intent of the Board when it was passed. Ms. Dickson said we are just adding in that these periods of time are prohibited, it is not a substantive change at all, it is really to correct a scrivener's error. Ms. Dickson said we are also, at Trustee Taylor's suggestion, using the same dates that already exist in the neighboring municipality of Hastings.

Motion by Trustee Knell, seconded by Trustee Taylor to open the public hearing to consider an introductory local law revising Chapter 234 to clarify Article VIII – Noise §234-26 Unnecessary Noise (l) Leaf blowers and outdoor power tools and provide for consistency of enforcement.

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

No one from the public addressed the Board.

Trustee Taylor said this was recommended by the Sustainability Task Force and it lengthens the time that leaf blowers are banned by two weeks and does conform with Hastings timing which is to make enforcement easier across the Village lines.

Mayor Rossillo said and more importantly it prohibits.

Motion by Trustee Taylor, seconded by Trustee Knell to close the public hearing to consider an introductory local law revising Chapter 234 to clarify Article VIII – Noise §234-26 Unnecessary Noise (l) Leaf blowers and outdoor power tools and provide for consistency of enforcement.

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

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

**RESOLUTION 69-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES ADOPTING  
LOCAL LAW 2-2021 TO AMEND THE DOBBS FERRY CODE BY REVISING THE CHAPTER  
234 NOISE PROVISIONS**

**WHEREAS**, the Board of Trustees of the Village of Dobbs Ferry has been considering adoption of Introductory Local Law 2-2021 which proposes to amend Section 234-26 of the Dobbs Ferry Code which enumerates limitations and prohibitions on impactful activities that produce unnecessary noise, including the use of gas-powered leaf blowers and outdoor power tools; and

**WHEREAS**, for the purpose of receiving comment on the proposed local law, the Board of Trustees conducted a duly noticed public hearing on June 22, 2021 meeting all requirements of all COVID-related Executive Orders of Governor Cuomo during which the public had the opportunity to be heard; and

**WHEREAS**, the matter was the topic of further discussion and deliberation by the Board at the public meeting on the same evening after the close of the hearing, following which the Board determined there were no impediments to proceeding with adoption of the local law.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees of the Village of Dobbs Ferry hereby adopts Local Law 2-2021 revising Dobbs Ferry Village Code Section 234-26(l)(1) to clarify the limitations on the use of gas-powered leaf blowers to meet the intent of lessening the effect of noise on the quality of life and revise the periods of prohibition for consistency with neighboring communities.

**BE IT FURTHER RESOLVED**, that the Village Board directs the Village Clerk to file and distribute said Local Law No. 2-2021 in accordance with applicable law.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**LOCAL LAW 2-2021**

**“An Amendment to the Village of Dobbs Ferry Code to Clarify the Limitations on  
the Use of Leaf Blowers set forth in Chapter 234”**

A LOCAL LAW to clarify the limitations on the use of leaf blowers and better define the period of prohibition.

BE IT ENACTED by the Board of Trustees of the Village of Dobbs Ferry, as follows:

**Section 1.** Legislative Intent. In furtherance of its overarching goal of promoting the health, safety and welfare of the community, and in support of maintaining property values and encouraging mutually respectful enjoyment of property, the Village Board of Trustees desires to amend the Code to (i) better reflect the intent that led to the adoption of Local Law 9-2013 which was the prohibition on use of leaf blowers except for 2 defined periods of the calendar year; and (ii) to establish the defined period of prohibition more consistent with neighboring communities.

**Section 2.** Chapter 234 of the Code of Dobbs Ferry, Section § 234-26(l) “Leaf Blowers and outdoor power tools” is hereby amended as follows, with new matter underlined and deleted matter ~~struck~~ and in [brackets]:

- (l) The use of all leaf blowers, excluding electric-powered, **are prohibited except** between March 15 and May 15 and ~~September~~ October 15 and December 15, and then only from 8:00 a.m. until 6:00 p.m. on Monday through Friday, and 10:00 a.m. until 5:00 p.m. on Saturday, Sunday and holidays.

**Section 3.** Except as otherwise provided herein, all other provisions of Chapter 234 shall remain the same.

**Section 4.** This Local Law shall take effect immediately upon filing with Secretary of State.

#### **Courtesy of the Floor**

The following people addressed the Board:

1. Rob Lane/Planning Board member: Regarding the Affordable Housing Task Force public workshop held on June 2, 2021. The workshop was facilitated by Pace University Land Use Law Center and paid for by a grant from the Affordable Housing Action Council with some matching funds from the Village. The workshop was widely publicized in both English and Spanish. There were approximately 50 people in attendance. Mr. Lane gave a brief summary of the workshop and of what actions will be taken moving forward.
2. Maria Nigro/45 Estherwood Avenue: Speaking on behalf of the Walgrove Park Neighborhood Association regarding The Masters School and it's newest construction project and the health and safety of their community and pedestrian safety.

Mayor Rossillo thanked Mr. Lane.

Mayor Rossillo thanked Ms. Nigro and said if she would submit her letter to us we would appreciate it. Mayor Rossillo said we want to address sidewalks and stormwater so we will do what we can and the Planning Board will take a look at it.

**Consider a resolution to make necessary referrals and commence the SEQRA review on proposed site plan at 19 Livingston**

Resolution was approved after the public hearing.

**Consider resolution authorizing submission of CDBG projects**

Resolutions were approved after the public hearing.

**Consider a resolution adopting Local Law 2-2021 revising Chapter 234 to clarify Article VIII – Noise §234-26 Unnecessary Noise (l) Leaf blowers and outdoor power tools and provide for consistency of enforcement**

Resolution was approved after the public hearing.

**Discussion of July 4, 2021**

Mayor Rossillo said at the last meeting the Board was in favor of going forward with fireworks. Mayor Rossillo asked Mr. Leins, what his findings and opinion.

Mr. Leins said with the changing corona virus situation is it's changing daily. Mr. Leins said the Chief reviewed the situation and issued a memo recommending that it not be held this year for a myriad of reasons. Mr. Leins said it is late in the day to plan something in two weeks time. Mr. Leins said personally he would recommend with this whole situation opening up you may see another opportunity later in the year when you might want to have a fireworks celebration and that might be a better option this year because we are in a sort of transition. Mr. Leins said in addition you have your Sesquicentennial coming up in 2023 which is a separate issue that will be brought to the Board. Mr. Leins said with the calendar and the situation he would defer to Chief Guevara in terms of what his concerns were.

Chief Guevara at this point there are very few venues within Westchester County hosting fireworks. Chief Guevara said in a year where we have not had a pandemic it does require at least fifteen Police Officers to control the crowds and they begin at 7:00 a.m., watching the train station. Chief Guevara said one of his concerns is that Dobbs Ferry would become a destination point and having easy access via the train station is a variable that we cannot control. Chief Guevara said we can control the parking, which we do for Village residents. Chief Guevara said anyone walking or coming by train have always been welcomed to enjoy the fireworks and we can see large crowd swells. Chief Guevara said he has to make sure that he can get overtime covered so that we have the proper amount of Police Officers present for the event.

Mayor Rossillo asked Ms. Garrison if it is even possible to have a vendor who can do the fireworks.

Ms. Garrison said she thinks we have lost our window of opportunity for this year and is something we should look forward to next year or at a different time. Ms. Garrison said they had reached out to vendor and found one, but we would have had to let them know by now, so there is nobody else to do them.



Trustee Sullivan said she is disappointed to hear that because we did vote on it at the last Board meeting, and she thinks we were aware of the Chief's concerns and she thinks the same communities that were doing them two weeks ago, Sleep Hollow, Yonkers, Mamaroneck and more that are doing them now then were two weeks ago. Trustee Sullivan said there have been years where the crowds have been huge and there wasn't a pandemic and we seem to have managed without there being any safety concerns. Trustee Sullivan said the fireworks are a big Dobbs Ferry tradition and the Board had voted in favor of it last time and she is disappointed in how we handled the process and that we have now lost out on the opportunity and she thinks this should have been handled differently and we should have locked it in. Trustee Sullivan said if there was a date certain by which we had to contact the fireworks vendors the Board of Trustees should have been aware of that because it really is a tradition and it would have been nice for the community to have it again. Trustee Sullivan said just having some music played for a couple of hours during the day is not going to be the same. Trustee Sullivan said she is disappointed that we let this opportunity slide this year and she thinks having it at a different time of year would make the safety concerns even bigger because no one else would be doing fireworks on that day.

Trustee Taylor said one of the things the Board talked about was doing a smaller event on July 4<sup>th</sup> that didn't involve fireworks.

Trustee Sullivan said she already thought we had that planned. Trustee Sullivan asked Ms. Garrison if this was already planned.

Ms. Garrison said Joe Rooney will be at the waterfront from 12:00 p.m. to 5:00 p.m.

Trustee Patino said he agrees with Trustee Sullivan that's it's frustrating to find out that we can't do it.

Mr. Leins said is important to note that there has been discussions that has gone both ways and this is the first that he is hearing that we are precluded from using a particular venue, so instead of dwelling on that point you might want to consider if this is feasible, you might want to consider the Chief's comments and a decision should be made on whether you want to try to have it or not and then we will try to see if a vendor is available. Mr. Leins said this is the first time that he is hearing that a vendor is not available and he doesn't want to use that as a reason for a decision.

Trustee Patino said we voted 6-1 in favor of doing this at the last meeting and we asked Ms. Garrison to reach back out to the vendors and because of the time the vendor she was in contact with was not able to make it work. Trustee Patino said maybe we should poll the Board again.

Deputy Mayor Cassell said she doesn't think this is the year to do it and she agrees with the Police Chief on this. Deputy Mayor Cassell said also because of COVID she know people who aren't vaccinated are supposed to be masked and there is no way of checking that or controlling that and that was all going to be done on good faith. Deputy Mayor Cassell said she thinks this year we are better off without fireworks and that there are too many variables.

Mayor Rossillo asked Chief Guevara if he can get fifteen Police Officers to work that day.

Chief Guevara said he would canvass to see if we can get volunteers first and if he is unable to make that mark he would have to order officers in to cover the event.

Trustee Taylor said he has mixed feelings and if we want to celebrate we have to do it safely. Trustee Taylor said if the Chief can produce the manpower that is necessary to keep the event safe, then we could do it.

Trustee Daroczy said she agrees with Trustee Taylor and she does respect the Chief's concerns and she would also love to see them, but she wants to have a clear understanding on what is going to take to make it happen. Trustee Daroczy said she thinks it's too late in the game.

Trustee Knell said if it is possible, we should do it and if not, find a time, perhaps later in the summer to do it.

Mayor Rossillo said based on Trustee Sullivan and Trustee Patino, who are in favor of it Mr. Leins should see if we can get a vendor to do it and what the cost would be.

Trustee Sullivan said if we can't do it this year maybe we can use that money for another Village event.

Mayor Rossillo said to see what we can come up with and we will have an answer tomorrow.

**Consider a resolution to conduct a public hearing on July 13, 2021 at 6:30 p.m. to consider an Introductory Local Law which will complete the process of moving the fees associated with building permit renewals from Section 127-7 of the Dobbs Ferry Code to the Master Fee Schedule in accordance with Chapter 175**

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

#### **RESOLUTION 70-2021**

#### **RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES ADOPTING SETTING JULY 13, 2021 AS DATE FOR PUBLIC HARING ON AN INTRODUCTORY LOCAL LAW "MOVING BUILING PERMIT RENEWAL FEES TO MASTER FEE SCHEDULE"**

**WHEREAS**, on June 8, 2021, the Board of Trustees passed a resolution to include the fees provided for in Section 127-7 of the Dobbs Ferry Village Code in the Master Fee Schedule in accordance with Chapter 175.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Trustees hereby calls for the drafting of Introductory local law to complete the process of moving the fees associated with building permit renewals from Section 127-7 of the Dobbs Ferry Code to the Master Fee Schedule and sets the date for a public hearing on the local law as July 13, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Consider a resolution to accept the Annual Energy Benchmarking Report**

The Annual Energy Benchmarking Report for 2020 is as follows:



## **VILLAGE OF DOBBS FERRY**

# **ANNUAL ENERGY BENCHMARKING REPORT**

# **2020**

# Energy Use and Emissions Annual Report 2020

## 21 MUNICIPAL PROPERTIES

Property ID	Property Name	Address 1	Property GFA - Calculated (Buildings) (sqft)	Electricity Use - Grid Purchase and Generated from Onsite Renewable Systems (kWh)		Natural Gas Use (Btu)		Energy Cost (\$)		Total GHG Emissions (Metric Tons CO2e)		Source EUI (kBtu/sqft)		National Median Source EUI (kBtu/sqft)	% Difference from National Median Source EUI
				2020	Change from baseline year (2015)	2020	Change from baseline year (2015)	2020	Change from baseline year (2015)	2020	Change from baseline year (2015)	2020	Change from baseline year (2015)		
16344955	Community Center (embassy)	60 Palisade St.	4000	86160	24654.2	291929	-668552	15019.47	-7782.03	38.9	-18.3	282.4	-64.1	89.3	216.3
16344956	Dpw Garage	1 Stanley Ave.	1400	55680	-32841.3	Not Available	Not Available	22546.12	-554.45	56.8	-10.4	848.3	-240.3	89.3	850.2
16344958	Gould Park	95 Ashford Ave.	500	52470	15336.6	Not Available	Not Available	4388.27	-803.82	14.2	4.1	1002.6	293.1	89.3	1023
16344959	Gould Park Pool	35 Ashford Ave.	5000	Not Available	Not Available	70621	-69610	1836.95	-1230.09	3.8	-3.6	14.8	-14.6	89.3	-83.4
16344960	Judson Ave. Pump	258 Judson Ave.	500	8442	-7446.2	Not Available	Not Available	2760.02	193.36	2.3	-2	161.3	-142.3	89.3	80.7
16344961	Landing Drive Pump	1 Clubhouse Lane	500	12600	11867.7	Not Available	Not Available	3266.47	2520.06	3.4	3.2	240.8	226.8	89.3	169.7
16344962	Lawrence St. Pump	Lawrence St. And 5mip	500	234	-6481.7	Not Available	Not Available	92.86	-1563.09	0.1	-1.7	4.5	-123.8	89.3	-95
16344964	Library	55 Main St.	16000	230640	28771.6	546601	-254608	34421.38	12068.78	91.6	-7.8	173.6	-2.1	89.3	94.4
16344965	Memorial Park - Big	65 Palisade St.	600	9588	1011.5	115561	3859	5335.75	793.09	8.7	0.4	354.9	23	89.3	297.5
16344966	Opden Firehouse	203 Ashford Ave.	5600	28332	-4146.4	258751	-147837	10580.72	-3220.29	21.4	-8	96.9	-34.7	89.3	8.5
16344967	Village Hall	112 Main St.	12000	194000	-45532.9	756400.2	-144835	37132.15	-8161.46	92.8	-20	220.6	-49	89.3	147.1
16344969	Voluntary Ambulance	81 Ashford Ave.	3520	13478	-16104.1	148291	-153165	7821.36	-5713.5	11.5	-12.5	80.8	-89.4	89.3	-9.5
16344970	Lighting Gould - Lower Level	Devos St.	1	222	-665.6	Not Available	Not Available	74.58	-143.5	0.1	-0.1	2120.9	-6359	89.3	2275.7
16344971	Main St. Parking Lot	Behind 112 Main St.	5000	0	-819.7	Not Available	Not Available	0	-519.55	0	-0.2	0	-1.6	89.3	-100
16344972	Memorial Park	Palisade Chestnut	1	-18	-102	Not Available	Not Available	22.12	-24.32	0	0	-172	-374.2	89.3	-292.6
16344973	Salt Shed	3 Stanley Ave.	200	36	-359	Not Available	Not Available	35.53	-83.99	0	-0.1	1.7	-17.2	89.3	-98.1
16344974	Street Lights	112 Main St.	1	335372	713.9	Not Available	Not Available	85332.08	5339.04	90.9	0.2	3204010	6821	89.3	3588904
16344976	Station Plaza	Station Plaza	1	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	0	0	Not Available	Not Available	89.3	Not Available
16344978	Station Plaza Bldg. And Parking Lot	Station Plaza	1	15804	-64285.7	Not Available	Not Available	6902.82	-4524.96	4.3	-17.4	150985.1	-614100	89.3	169028
16344979	Elm St. Parking Lot	Elm St.	5000	562	-4418.4	Not Available	Not Available	175.5	-1029.33	0.2	-1.3	1.1	-8.5	89.3	-98.8
16344980	Holiday Light	Main and Cedar Street	1	292	-2099.6	Not Available	Not Available	24.17	-679.34	0.2	-0.6	7566.5	-30059	89.3	8175.6



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Community Center (embassy)

Primary Property Type: Other  
Gross Floor Area (ft²): 4,000  
Built: 2010

Property Address:  
Community Center (embassy)  
60 Palisade St.  
Dobbs Ferry, New York 10522

Property ID: 16344955

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	242.6	146.5	-39.6	N/A	46.3	N/A
Source EUI (kBtu/ft²)	346.5	282.4	-18.5	N/A	89.3	N/A
Energy Cost (\$)	22,801.5	15,019.47	-34.1	N/A	4,747.74	N/A
Energy Cost Intensity (\$/ft²)	5.7	3.75	-34.1	N/A	1.19	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	57.1	38.9	-31.9	N/A	12.3	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	14.3	9.7	-31.9	N/A	3.1	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Dpw Garage

Primary Property Type: Other  
Gross Floor Area (ft²): 1,400  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Dpw Garage  
1 Stanley Ave.  
Dobbs Ferry, New York 10522

Property ID: 16344956

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	695.5	599.4	-13.8	N/A	63.1	N/A
Source EUI (kBtu/ft²)	1,088.6	848.3	-22.1	N/A	89.3	N/A
Energy Cost (\$)	23,100.57	22,546.12	-2.4	N/A	2,372.82	N/A
Energy Cost Intensity (\$/ft²)	16.5	16.1	-2.4	N/A	1.69	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	67.2	56.8	-15.5	N/A	6	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	48	40.6	-15.5	N/A	4.3	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Gould Park

Primary Property Type: Other  
Gross Floor Area (ft²): 500  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Gould Park  
95 Ashford Ave.  
Dobbs Ferry, New York 10522

Property ID: 16344958

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75

### Energy

Site EUI (kBtu/ft²)	253.4	358.1	41.3	N/A	31.9	N/A
Source EUI (kBtu/ft²)	709.5	1,002.6	41.3	N/A	89.3	N/A
Energy Cost (\$)	5,192.09	4,388.27	-15.5	N/A	390.76	N/A
Energy Cost Intensity (\$/ft²)	10.38	8.78	-15.5	N/A	0.78	N/A

### Greenhouse Gas Emissions

Total GHG Emissions (Metric Tons CO2e)	10.1	14.2	40.6	N/A	1.3	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	20.1	28.5	40.6	N/A	2.5	N/A

### Water

All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Gould Park Pool

Primary Property Type: Other  
Gross Floor Area (ft²): 5,000  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Gould Park Pool  
35 Ashford Ave.  
Dobbs Ferry, New York 10522

Property ID: 16344959

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	28	14.1	-49.6	N/A	85	N/A
Source EUI (kBtu/ft²)	29.4	14.8	-49.6	N/A	89.3	N/A
Energy Cost (\$)	3,067.04	1,836.95	-40.1	N/A	11,057.68	N/A
Energy Cost Intensity (\$/ft²)	0.61	0.37	-40.1	N/A	2.21	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO <sub>2</sub> e)	7.4	3.8	-48.6	N/A	22.6	N/A
Total GHG Emissions Intensity (kgCO <sub>2</sub> e/ft²)	1.5	0.8	-48.6	N/A	4.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





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## ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

### Judson Ave. Pump

Primary Property Type: Other  
Gross Floor Area (ft²): 500  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Judson Ave. Pump  
258 Judson Ave.  
Dobbs Ferry, New York 10522

Property ID: 16344960

<sup>1</sup> The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

### Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	108.4	57.6	-46.9	N/A	31.9	N/A
Source EUI (kBtu/ft²)	303.6	161.3	-46.9	N/A	89.3	N/A
Energy Cost (\$)	2,566.66	2,760.02	7.5	N/A	1,527.53	N/A
Energy Cost Intensity (\$/ft²)	5.13	5.52	7.5	N/A	3.06	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	4.3	2.3	-46.5	N/A	1.3	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	8.6	4.6	-46.5	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Landing Drive Pump

Primary Property Type: Other  
Gross Floor Area (ft²): 500  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Landing Drive Pump  
1 Clubhouse Lane  
Dobbs Ferry, New York 10522

Property ID: 16344961

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	5	86	1,620.5	N/A	31.9	N/A
Source EUI (kBtu/ft²)	14	240.8	1,620.5	N/A	89.3	N/A
Energy Cost (\$)	746.41	3,266.47	337.6	N/A	1,211.24	N/A
Energy Cost Intensity (\$/ft²)	1.49	6.53	337.6	N/A	2.42	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	0.2	3.4	1,600	N/A	1.3	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	0.4	6.8	1,600	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Lawrence St. Pump

Primary Property Type: Other  
Gross Floor Area (ft²): 500  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Lawrence St. Pump  
Lawrence St. And Smrp  
Dobbs Ferry, New York 10522

Property ID: 16344962

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	45.8	1.6	-96.5	N/A	31.9	N/A
Source EUI (kBtu/ft²)	128.3	4.5	-96.5	N/A	89.3	N/A
Energy Cost (\$)	1,655.75	92.66	-94.4	N/A	1,850.14	N/A
Energy Cost Intensity (\$/ft²)	3.31	0.19	-94.4	N/A	3.7	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	1.8	0.1	-94.4	N/A	1.3	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	3.6	0.1	-94.4	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Library

Primary Property Type: Other  
Gross Floor Area (ft²): 16,000  
Built: 2003

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Library  
55 Main St.  
Dobbs Ferry, New York 10522

Property ID: 16344964

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	95.6	83.3	-12.8	N/A	42.9	N/A
Source EUI (kBtu/ft²)	175.7	173.6	-1.2	N/A	89.3	N/A
Energy Cost (\$)	22,352.6	34,421.38	54	N/A	17,702.47	N/A
Energy Cost Intensity (\$/ft²)	1.4	2.15	54	N/A	1.11	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	99.4	91.6	-7.8	N/A	47.1	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	6.2	5.7	-7.8	N/A	2.9	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Memorial Park - Blg

Primary Property Type: Other  
Gross Floor Area (ft²): 600  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Memorial Park - Blg  
65 Palisade St.  
Dobbs Ferry, New York 10522

Property ID: 16344965

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	234.8	247.1	5.3	N/A	62.2	N/A
Source EUI (kBtu/ft²)	331.9	354.9	6.9	N/A	89.3	N/A
Energy Cost (\$)	4,542.66	5,335.75	17.5	N/A	1,342.18	N/A
Energy Cost Intensity (\$/ft²)	7.57	8.89	17.5	N/A	2.24	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	8.3	8.7	4.8	N/A	2.2	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	13.8	14.6	4.8	N/A	3.7	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Ogden Firehouse

**Primary Property Type:** Other  
**Gross Floor Area (ft²):** 5,600  
**Built:** 2010

**For Year Ending:** December 31, 2020  
**Date Generated:** June 16, 2021

**Property Address:**  
Ogden Firehouse  
203 Ashford Ave.  
Dobbs Ferry, New York 10522

**Property ID:** 16344966

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	92.4	63.5	-31.3	N/A	58.5	N/A
Source EUI (kBtu/ft²)	131.6	96.9	-26.4	N/A	89.3	N/A
Energy Cost (\$)	13,801.01	10,580.72	-23.3	N/A	9,752.92	N/A
Energy Cost Intensity (\$/ft²)	2.46	1.89	-23.3	N/A	1.74	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	30.4	21.4	-29.6	N/A	19.7	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	5.4	3.8	-29.6	N/A	3.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Village Hall

Primary Property Type: Other  
Gross Floor Area (ft²): 12,000  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Village Hall  
112 Main, St.  
Dobbs Ferry, New York 10522

Property ID: 16344967

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	143.2	118.2	-17.5	N/A	47.8	N/A
Source EUI (kBtu/ft²)	269.6	220.6	-18.1	N/A	89.3	N/A
Energy Cost (\$)	45,293.61	37,132.15	-18	N/A	15,024.36	N/A
Energy Cost Intensity (\$/ft²)	3.77	3.09	-18	N/A	1.25	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	112.8	92.8	-17.7	N/A	37.5	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	9.4	7.7	-17.7	N/A	3.1	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Voluntary Ambulance

Primary Property Type: Other  
Gross Floor Area (ft²): 3,520  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Voluntary Ambulance  
81 Ashford Ave.  
Dobbs Ferry, New York 10522

Property ID: 16344969

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	114.3	55.2	-51.7	N/A	61	N/A
Source EUI (kBtu/ft²)	170.2	80.8	-52.5	N/A	89.3	N/A
Energy Cost (\$)	13,534.86	7,821.36	-42.2	N/A	8,639.93	N/A
Energy Cost Intensity (\$/ft²)	3.85	2.22	-42.2	N/A	2.45	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	24	11.5	-52.1	N/A	12.7	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	6.8	3.3	-52.1	N/A	3.6	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



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## ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

### Lighting Gould - Lower Level

Primary Property Type: Other  
Gross Floor Area (ft²): 1  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Lighting Gould - Lower Level  
Devoe St.  
Dobbs Ferry, New York 10522

Property ID: 16344970

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

### Performance Comparison

	Progress				Performance Goals	
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	3,028.5	757.5	-75	N/A	31.9	N/A
Source EUI (kBtu/ft²)	8,479.9	2,120.9	-75	N/A	89.3	N/A
Energy Cost (\$)	218.08	74.58	-65.8	N/A	3.14	N/A
Energy Cost Intensity (\$/ft²)	218.08	74.58	-65.8	N/A	3.14	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	0.2	0.1	-50	N/A	0	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	240.7	60.2	-50	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Main St. Parking Lot

Primary Property Type: Other  
Gross Floor Area (ft²): 5,000  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Main St. Parking Lot  
Behind 112 Main St.  
Dobbs Ferry, New York 10522

Property ID: 16344971

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	0.6	0	-100	N/A	40.1	N/A
Source EUI (kBtu/ft²)	1.6	0	-100	N/A	89.3	N/A
Energy Cost (\$)	519.55	0	-100	N/A	N/A	N/A
Energy Cost Intensity (\$/ft²)	0.1	0	-100	N/A	N/A	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	0.2	0	-100	N/A	N/A	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	0	0	-100	N/A	N/A	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Memorial Park

Primary Property Type: Other  
Gross Floor Area (ft²): 1  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Memorial Park  
Palisade Chestnut  
Dobbs Ferry, New York 10522

Property ID: 16344972

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75

### Energy

Site EUI (kBtu/ft²)	286.5	-61.4	-121.4	N/A	31.9	N/A
Source EUI (kBtu/ft²)	802.2	-172	-121.4	N/A	89.3	N/A
Energy Cost (\$)	46.44	22.12	-52.4	N/A	-11.49	N/A
Energy Cost Intensity (\$/ft²)	46.44	22.12	-52.4	N/A	-11.49	N/A

### Greenhouse Gas Emissions

Total GHG Emissions (Metric Tons CO2e)	0	0	N/A	N/A	0	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	22.8	-4.9	N/A	N/A	2.5	N/A

### Water

All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Salt Shed

Primary Property Type: Other  
Gross Floor Area (ft²): 200  
Built: 2010

Property Address:  
Salt Shed  
3 Stanley Ave.  
Dobbs Ferry, New York 10522

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property ID: 16344973

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75

### Energy

Site EUI (kBtu/ft²)	6.7	0.6	-90.9	N/A	31.9	N/A
Source EUI (kBtu/ft²)	18.9	1.7	-90.9	N/A	89.3	N/A
Energy Cost (\$)	119.52	35.53	-70.3	N/A	1,844.96	N/A
Energy Cost Intensity (\$/ft²)	0.6	0.18	-70.3	N/A	9.22	N/A

### Greenhouse Gas Emissions

Total GHG Emissions (Metric Tons CO2e)	0.1	0	-100	N/A	0.5	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	0.5	0	-100	N/A	2.5	N/A

### Water

All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Street Lights

Primary Property Type: Other  
Gross Floor Area (ft²): 1  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Street Lights  
112 Main. St.  
Dobbs Ferry, New York 10522

Property ID: 16344974

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	1,141,853	1,144,289	0.2	N/A	31.9	N/A
Source EUI (kBtu/ft²)	3,197,189	3,204,010	0.2	N/A	89.3	N/A
Energy Cost (\$)	79,993.04	85,332.08	6.7	N/A	2.38	N/A
Energy Cost Intensity (\$/ft²)	79,993.04	85,332.08	6.7	N/A	2.38	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	90.7	90.9	0.2	N/A	0	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	90,735.5	90,929.1	0.2	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



# ENERGY STAR® Progress & Goals Report

# N/A

**ENERGY STAR®**  
Score<sup>1</sup>

## Station Plaza Bldg. And Parking Lot

Primary Property Type: Other  
Gross Floor Area (ft²): 1  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Station Plaza Bldg. And Parking Lot  
Station Plaza  
Dobbs Ferry, New York 10522

Property ID: 16344978

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	273,266.2	53,923.2	-80.3	N/A	31.9	N/A
Source EUI (kBtu/ft²)	765,145.3	150,985.1	-80.3	N/A	89.3	N/A
Energy Cost (\$)	10,827.78	6,302.82	-41.8	N/A	3.73	N/A
Energy Cost Intensity (\$/ft²)	10,827.78	6,302.82	-41.8	N/A	3.73	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	21.7	4.3	-80.2	N/A	0	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	21,714.6	4,284.9	-80.2	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.



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## ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

### Elm St. Parking Lot

Primary Property Type: Other  
Gross Floor Area (ft²): 5,000  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Elm St. Parking Lot  
Elm St.  
Dobbs Ferry, New York 10522

Property ID: 16344979

<sup>1</sup> The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

### Performance Comparison

	Progress				Performance Goals	
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	3.4	0.4	-88.8	N/A	31.9	N/A
Source EUI (kBtu/ft²)	9.6	1.1	-88.8	N/A	89.3	N/A
Energy Cost (\$)	1,204.83	175.5	-85.4	N/A	14,590.62	N/A
Energy Cost Intensity (\$/ft²)	0.24	0.04	-85.4	N/A	2.92	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	1.4	0.2	-85.7	N/A	12.7	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	0.3	0	-85.7	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.





# ENERGY STAR® Progress & Goals Report

# N/A

ENERGY STAR®  
Score<sup>1</sup>

## Holiday Light

Primary Property Type: Other  
Gross Floor Area (ft²): 1  
Built: 2010

For Year Ending: December 31, 2020  
Date Generated: June 16, 2021

Property Address:  
Holiday Light  
Main and Cedar Street  
Dobbs Ferry, New York 10522

Property ID: 16344980

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

## Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 12/31/2015)	(Ending Date 12/31/2020)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	N/A	N/A	N/A	N/A	50	75
<b>Energy</b>						
Site EUI (kBtu/ft²)	9,866.2	2,702.3	-72.6	N/A	31.9	N/A
Source EUI (kBtu/ft²)	27,625.3	7,566.5	-72.6	N/A	89.3	N/A
Energy Cost (\$)	703.71	24.17	-96.6	N/A	0.29	N/A
Energy Cost Intensity (\$/ft²)	703.71	24.17	-96.6	N/A	0.29	N/A
<b>Greenhouse Gas Emissions</b>						
Total GHG Emissions (Metric Tons CO2e)	0.8	0.2	-75	N/A	0	N/A
Total GHG Emissions Intensity (kgCO2e/ft²)	784	214.7	-75	N/A	2.5	N/A
<b>Water</b>						
All Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use (kgal)	N/A	N/A	N/A	*	*	*
Indoor Water Use Intensity (gal/ft²)	N/A	N/A	N/A	*	*	*
Total Water Cost (\$)	N/A	N/A	N/A	*	*	*

\*Setting and managing water targets is not yet available in Portfolio Manager.

Mr. Leins said he would defer to Ms. Fasman and said she put a lot of work into this and that she updated the 2020 report so you would have an opportunity for additional grant opportunities.

Ms. Fasman discussed the annual benchmarking analysis' and how it is beneficial to the Village.

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

**RESOLUTION 71-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES ACCEPTING  
THE ANNUAL ENERGY BENCHMARKING REPORT FOR 2020**

**Whereas,** the Board of Trustees for the Village of Dobbs Ferry adopted Local Law No.8-2016 on November 22, 2016 requiring the collection, reporting and sharing of energy benchmarking data for municipal buildings to help identify opportunities to cut costs and reduce pollution in the Village of Dobbs Ferry; and

**Whereas,** Local Law No. 8-2016 requires the publication on the internet of annual summary statistics of related energy performance information for the previous calendar year by no later than September 1.

**Now therefore be it resolved** that the Board of Trustees accepts the Annual Energy Benchmarking Report for 2020.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Consider a resolution for the Village to accept a check donation to the Dobbs Ferry Police Department in the amount of \$500.00 from Fidelity Charitable**

Police Chief Guevara sent the following memorandum and attachments dated June 11, 2021 to Mayor Rossillo, the Board of Trustees, Richard Leins/Interim Village Administrator, Jeff Chuhta/Village Treasurer and 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

Richard Liens, Interim Village Administrator

Jeff Chuhta, Village Treasurer

Liz Dreaper, Village Clerk

From: Manuel R. Guevara, Chief of Police

Re: Donation of \$500.00 to the Police Department

Date: June 11, 2021

Please be advised that this Department has received a notification from Fidelity Charitable, P.O. Box 770001, Cincinnati, Ohio 45277-0053 that a resident of Dobbs Ferry has graciously donated \$500.00 to the Police Department to be utilized where appropriate. This letter shall serve as a formal request to consider acceptance of this donation.

If there are any questions relating to this donation, a Fidelity Charitable representative may be reached at (800) 952-4438, option 4, Monday through Friday, between 8:30 am and 6:30 pm eastern time, and referencing the following number: W257737-30APR21.

I thank you for your assistance in this matter.



P.O. Box 770001  
Cincinnati, OH 45277-0053

SP 01 000433 07079 H 1 ASNGLP  
BKWXJPBB8BNJF  
THE VILLAGE OF DOBBS FERRY  
112 MAIN ST  
DOBBS FERRY, NY 10522-4622

000433 1/1



May 19, 2021

Dear Sir or Madam:

We are delighted to provide you with the attached check for \$500.00. This Fidelity Charitable Donor-Advised Fund<sup>SM</sup> grant was made at the recommendation of the GTSylviacharitable, a donor-advised fund.<sup>1</sup>

This grant is made by Fidelity Charitable. Fidelity Charitable's donor recommends the grant be used for the following purpose (which does not constitute a restriction): **Dobbs Ferry Police**. This grant is to be used exclusively for charitable purposes, and is not made for the purpose of influencing legislation. This grant is also subject to the "Grant Terms" on the next page. If you are unable or unwilling to meet these grant conditions, you must return these funds to Fidelity Charitable.



Should you choose to send a thank-you letter, the donor has requested it be sent to the following address. You should not, however, issue a tax acknowledgement to either the recommending donor(s) or to Fidelity Charitable.

Mr. and Mrs. George T Kan, 177 Broadway, Dobbs Ferry, NY 10522

<sup>1</sup> Fidelity Charitable is an independent public charity that sponsors a donor-advised fund program. In a donor-advised fund, Donors make irrevocable charitable contributions to Fidelity Charitable, and have the privilege of recommending grants to qualified public charities.

DCC_CEBKWXJPBB8BNJF_88888 20210519		5700	P	OP=OCCK	Page 1 of 2
DCC_CEBKWXJPBB8BNJF_88888 20210519 PLEASE HOLD AND DETACH AT PERFORATION BEFORE PRESENTING CHECK FOR PAYMENT					
VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT		CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM			
FIDELITY Charitable <sup>SM</sup> Make more of a difference		P.O. Box 770001 Cincinnati, OH 45277-0053 800-952-4438		PAYABLE AT: THE BANK OF NEW YORK MELLON EVERETT, MA 02148 53-292/113	
				11082222 May 19, 2021	
PAY TO THE ORDER OF		THE VILLAGE OF DOBBS FERRY		**\$500.00**	
*****		*****Five Hundred & 00/100		DOLLARS	
		VOID AFTER 60 DAYS			
⑈ 1 108 222 20 ⑈ ⑆ 0 1 130 29 20 ⑆ ⑈ 004936 ⑈					

Security Features

93305900

Grant Terms: This grant is made subject to the following terms. By accepting this grant, you certify to Fidelity Charitable that (i) your organization is formed under the laws of the US and its territories and is a public charity described in Internal Revenue Code sec. 509(a)(1)-(3), or a private operating foundation described in IRC sec. 4942(j)(3); (ii) this grant will be used exclusively for your organization's exempt purposes; (iii) neither the recommending donor nor any other party will receive goods, services or impermissible benefits (e.g., tuition, memberships or dues with more than incidental benefits, admission to events or goods bought at auction) as a result of this grant; (iv) this grant does not satisfy any portion of a financial obligation (including an enforceable pledge) of any party; (v) this grant will not be used for political contributions or campaign activities; and (vi) your organization does not devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise (or has made an election under IRC sec. 501(h) and complies with the limitations thereunder).

If you have any questions regarding the grant, please contact a Fidelity Charitable representative at 800-952-4438.

We wish you continued success in pursuit of your charitable mission.

Sincerely,  
Fidelity Charitable

Fidelity Charitable is the brand name for the Fidelity Investments® Charitable Gift Fund, an independent public charity with a donor-advised fund program. Various Fidelity companies provide services to Fidelity Charitable, Fidelity Charitable, Giving Account, and Fidelity are registered service marks, and the Fidelity Charitable logo is a service mark, of FMR LLC, used by Fidelity Charitable under license.

790403.4.0



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5700

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OP=DCCK

Page 2 of 2



Grant Terms: This grant is made subject to the following terms. By accepting this grant, you certify to Fidelity Charitable that (i) your organization is formed under the laws of the US and its territories and is a public charity described in Internal Revenue Code sec. 509(a)(1)-(3), or a private operating foundation described in IRC sec. 4942(j)(3); (ii) this grant will be used exclusively for your organization's exempt purposes; (iii) neither the recommending donor nor any other party will receive goods, services or impermissible benefits (e.g., tuition, memberships or dues with more than incidental benefits, admission to events or goods bought at auction) as a result of this grant; (iv) this grant does not satisfy any portion of a financial obligation (including an enforceable pledge) of any party; (v) this grant will not be used for political contributions or campaign activities; and (vi) your organization does not devote more than an insubstantial part of its activities to attempting to influence legislation by propaganda or otherwise (or has made an election under IRC sec. 501(h) and complies with the limitations thereunder).



Chief Guevara said they received a \$500.00 donation and Mr. Chuhta said it should go before the Board to accept the donation.

Trustee Taylor said Fidelity Charitable is setup for customers to set up for allocation of funds.

Mayor Rossillo said he wishes we knew who it was from so we could thank them.

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

**RESOLUTION 72-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES ACCEPTING  
A CHECK DONATION TO THE DOBBS FERRY POLICE DEPARTMENT**

**Now therefore be it resolved** that the Board of Trustees accepts a check donation to the Dobbs Ferry Police Department in the amount of \$500.00 from Fidelity Charitable.

Motion by: Trustee Sullivan      Seconded by: Trustee Daroczy

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Consider a resolution to amend budget lines A.3120.496 - Computer Software - \$9,254.00; A.4389 – Federal Revenue-Other Public Safety - \$8,231.00; and A.0599 – Appropriated Fund Balance to reflect Fiscal Year 2019 Cyber Security Grant - \$1,023.00**

Police Chief Guevara sent the following memorandum and attachments dated June 11, 2021 to Mayor Rossillo, the Board of Trustees, Richard Leins/Interim Village Administrator and Jeff Chuhta/Village Treasurer:



**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  
Richard Liens, Interim Village Administrator  
Jeff Chuhta, Village Treasurer

From: Manuel R. Guevara, Chief of Police

Re: Request to Amend Budget Line A.3120.496

Date: June 11, 2021

Prior to the close of January 6<sup>th</sup> 2021, Sergeant Jamie Castiello completed and submitted the FY 2019 Cyber Security Grant Program. This funding is provided by the U.S. Department of Homeland Security and administered via the NYS Division Department of Homeland Security and Emergency Services.

On April 19, 2020, the Village of Dobbs Ferry was awarded \$8,321 in federal funding so that we could enhance and improve our cyber security.

The police department has received a quote for a security application in the amount of \$9,253.95. This purchase would fall within the parameters of the awarded grant.

I am looking to amend the budget with the following adjustments:

- Increase A.3120.496, Computer Software Line - \$9,254.00
- Increase A.4389, Federal Revenue-Other Public Safety Line - \$8,231.00
- Increase A.0599, Appropriated Fund Balance Line - \$1,023.00

In light of recent hacking events nationally, if given permission to increase the above mentioned budget lines to accommodate the awarded grant, the police department will purchase the Barracuda advanced threat protection system.

I thank you for your assistance in this matter.





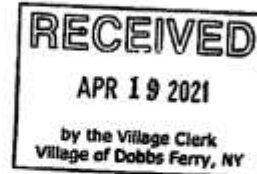
**Homeland Security  
and Emergency Services**

ANDREW M. CUOMO  
Governor

PATRICK A. MURPHY  
Commissioner

March 26, 2021

The Honorable Vincent Rossillo  
Mayor, Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522



Dear Mayor Rossillo:

I am pleased to announce that the Village of Dobbs Ferry has been awarded \$8,321 in federal funding under the FY 2019 Cyber Security Grant Program. Funding for this initiative is provided by the U.S. Department of Homeland Security's (DHS) State Homeland Security Grant Program (SHSP) and is administered by the New York State Division of Homeland Security and Emergency Services (DHSES). The performance period for this award is April 1, 2021 through August 31, 2022.

As outlined in your application, this funding is provided to enhance and sustain your jurisdiction's cyber security posture as well as ensure that your information systems are secured and protected from cyber incidents through equipment, training, exercise, and planning projects.

Additionally, all capabilities developed through federal FY 2019 SHSP funding are required to be deployable regionally and nationally per the federal guidelines. All funding through this grant program is subject to both New York State and federal guidelines and regulations.

To ensure these funds are made available as quickly as possible, a representative from DHSES's Grants Program Administration Unit will be reaching out to your grant point of contact. If you have any questions about this program, please contact my Program Manager of Grants Program Administration, Eric Abramson at (518) 402-2123.

Congratulations on your award and I look forward to working with you to administer this program.

Sincerely,

Patrick A. Murphy  
Commissioner

cc: Jamie Castiello, Sergeant, Dobbs Ferry Police Department



2301 Patriot Blvd. Glenview, IL 60026

## QUOTATION

Date: 05/13/2021  
Quote #: Q005XN67  
Customer: 896282

Customer  
VILLAGE OF DOBBS FERRY  
112 MAIN ST  
DOBBS FERRY, NY 10522  
RICHARD ZATKOVICH  
Phone: (914)231-8500  
Fax: -  
Email: rzatkovich@dobbsferrypolice.com

Barracuda security gateway

Line	Quantity	Part Number and Description	UM	Unit Price	Extended Price
1	1	Non-Stock TECH DATA BYF410A SECURITY APPLIANCE - 500 CONNECTIONS - GIGE - 1U - RACK-MOUNTABLE	EA	5293.95	5,293.95
2	36	Non-Stock TECH DATA BYF410A-A BARRACUDA ADVANCED THREAT PROTECTION - SUBSCRIPTION LICENSE 1 MONTH	EA	110.00	3,960.00
Quote Total:					9,253.95

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Seller's performance or obligations herein. In the event of any delays or adverse impacts, Seller reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

BY ACCEPTING THIS QUOTE, YOU AGREE THAT THE WESCO TERMS AND CONDITIONS OF SALE PUBLISHED AT [WWW.WESCO.COM/TERMSOFSALE](http://WWW.WESCO.COM/TERMSOFSALE) ARE EXPRESSLY INCORPORATED INTO AND SHALL GOVERN THIS TRANSACTION.



2301 Patriot Blvd. Glenview, IL 60026

## QUOTATION

Date: 05/13/2021  
Quote #: Q005XN67  
Customer: 896282

Barracuda security gateway

**TERMS** NET30  
**Freight Terms:** PPD/CHARGE  
**Shipment:** Material in Anixter inventory is subject to prior sale.  
**Notes:** Order acceptance based upon prior credit approval.  
All material non returnable without return authorization.  
**Currency:** USD

Please refer all inquiries to:

**Jonathan Tyler**  
Phone: 203-806-2218  
Mobile: --  
Fax: 203-271-2065  
jd.tyler@anixter.com

527 KNOTTER DRIVE  
SUITE 400  
CHESHIRE, CT 06410  
US

### Comments:

All quotes valid 30 days unless noted at the item level.

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Seller's performance or obligations herein. In the event of any delays or adverse impacts, Seller reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

BY ACCEPTING THIS QUOTE, YOU AGREE THAT THE WESCO TERMS AND CONDITIONS OF SALE PUBLISHED AT [WWW.WESCO.COM/TERMSOFSALE](http://WWW.WESCO.COM/TERMSOFSALE) ARE EXPRESSLY INCORPORATED INTO AND SHALL GOVERN THIS TRANSACTION.

Mr. Chuhta said the Police Department submitted paperwork for a cyber security grant. Mr. Chuhta said we got the grant so we need to amend the Police Department budget lines to spend the money.

Mayor Rossillo asked what we are doing with the money.

Chief Guevara said we are purchasing Barracuda web filter to protect the Police Department computers from outside interference.

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

**RESOLUTION 73-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
AUTHORIZING AMENDMENTS TO BUDGET LINES FOR THE  
CYBER SECURITY GRANT PROGRAM**

**Now therefore be it resolved** that the Board of Trustees accepts authorized the following budget amendments for the Cyber Security Grant Program:

Increase A.3120.496, Computer Software Line - \$9,254.00

Increase A.4389, Federal Revenue-Other Public Safety Line - \$8,231.00

Increase A.0599, Appropriated Fund Balance Line - \$1,023.00

Motion by: Trustee Taylor      Seconded by: Trustee Daroczy

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

Mayor Rossillo said we should do an audit to make sure we have all the up to date software to protect all of the Village's computers.

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

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

**RESOLUTION 74-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO APPROVE PAYMENT OF CLAIMS FOR JUNE 2021**

BE IT RESOLVED, that the Board of Trustees hereby approves Claims Audit #2 June 2021 as presented by the Village Treasurer:

<b><u>Fund Distribution</u></b>		<b><u>Audit #2</u></b>
A-General Fund	\$	438,598.82
CM-Special Purpose Fund		568.76
ES - Enterprise Sewer Fun		8,743.03
H-Capital Fund		50,340.00
L- Library Fund		5,706.53
<b>Grand Total</b>	<b>\$</b>	<b>503,957.14</b>

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Discussion of proposed expansion of the Village's smoking prohibitions and consider a resolution to set a public hearing on July 13, 2021 at 6:30 p.m. on an Introductory Local Law to amend Chapter 112 Article III**

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

**RESOLUTION 75-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO SET DATE FOR PUBLIC HEARING ON AN INTRODUCTORY LOCAL LAW TO AMEND  
CHAPTER 112 ARTICLE III OF THE DOBBS FERRY CODE**



**RESOLVED**, that the Board of Trustees hereby sets the date for a public hearing on July 13, 2021 at 6:30 p.m., or as soon thereafter as the matter may be heard, to consider an Introductory Local Law amend Chapter 112 Article III of the Dobbs Ferry Code to expand smoking prohibitions to all Village properties and facilities.

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

Trustee Patino asked if the Board was going to discuss this tonight.

Mayor Rossillo said he thought we would discuss this at the public hearing.

Ms. Dickson said was need to address it because the no smoking law only pertains to public parks and when we realized there were other areas of Village owned and controlled property that should be included she presented this in a discussion with the Mayor and came forward with this proposed local law. Ms. Dickson said this would expand it to those properties owned or controlled by the Village.

Trustee Patino asked if there was a mass smoking trend occurring.

Ms. Dickson said the Governor took action and passed a law which legalized the smoking of marijuana in public and we want to make sure the Police Department has all enforcement tools in place and to be sure that it's clear that no smoking pertains to many areas outside of the standard New York State health laws. Ms. Dickson said this is just an expansion using similar language to that which is in the MRTA, which is the legalization law that is in effect now and we just want to make sure the Village is protected in terms of enforcement ability.

**Consider a resolution setting the date for an Educational Public Forum regarding the New York State Marijuana Regulation and Taxation Act, (MRTA), including an overview of regulatory framework and the implications of the law and options available to the Village of Dobbs Ferry**

Ms. Dickson said the educational public forum regarding the New York State MRTA is to learn more about what the law entails and is a great opportunity to get information on what the law is about.

Ms. Dickson said discussed the timeframe for actions that the Board needs to take to get this on the general election in November.

Ms. Dickson said the public forum can be conducted in a special meeting.

Mr. Leins said this is just to be educated on the law and is not going to call for the Board to take any action. Mr. Leins said as a municipality if you are going to opt out of certain provisions of this law, in terms of sale or distribution, you have to do that before the end of the year, and if you do that there is an opportunity for people to ask for a permissive referendum and they can bring a petition, so you need to give them thirty days to do that. Mr. Leins said there is a certain time constraint. Mr. Leins said he understands the concerns about starting the discussion in the summer. Mr. Leins said the problem is if you put it over to September you are going to be up against a very short calendar in terms of giving people an opportunity to circulate a petition, put in on for a referendum, which you would hope would be November so you don't have to spend additional money to have a special election. Mr. Leins said all the municipalities are giving an opportunity for an educational forum for the Board members and the public.

Ms. Dickson said can't pass local law at the same meeting you are getting educated on what you are going to put in the law.

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

**RESOLUTION 76-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO SET DATE FOR AN EDUCATIONAL PUBLIC FORUM FOR THE PURPOSE OF  
OBTAINING INFORMATION ON THE NEW YORK STATE MARIJUANA REGULATION  
AND TAXATION ACT (MRTA)**

RESOLVED, that the Board of Trustees hereby schedules an educational public forum on July 13 at 6:30 p.m. for the purpose of obtaining information on the New York State Marijuana Regulation and Taxation Act (MRTA), including an overview of the regulatory framework for licensing of cannabis-related businesses and the implications of the law and options available to the Village of Dobbs Ferry.

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

**Consider a resolution to accept ARPA Coronavirus Local Fiscal recovery funds from New York State**

Jeff Chuhta/Village Treasurer sent the following memorandum dated June 17, 2021 to Mayor Rossillo and the Board of Trustees:

## Village of Dobbs Ferry

**Mayor**  
Vincent Rossillo

**Board of Trustees**  
Donna Cassell – Deputy Mayor  
Maure 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

# Memo

**To:** Mayor Rossillo  
Board of Trustees

**From:** Jeff Chuhta, Village Treasurer

**CC:** Richard Leins, Interim Village Administrator

**Date:** June 17, 2021

**Re:** Coronavirus State and Local Fiscal Recovery Funds for Non-entitlement Units of Local Government

As you are aware, the Federal Government recently approved the "American Rescue Plan Act" (ARPA) in response to the economic impact that the Coronavirus has had on the economy over the past year. There are federal funds available under ARPA for Non-entitlement Units of Local Government (NEUs). The Village is a NEU, and must either decline or request the funding available to the Village. New York State has a total of \$774 million in ARPA funds available for distribution to municipalities across the state.

As of today, the State has not yet determined the allocations for municipalities with overlapping jurisdictions. Dobbs Ferry is one of the "overlapping" municipalities as the Village is located within the Town of Greenburgh.

There are many "Eligible Uses" for these funds and the Administration must review and determine the appropriate use for the Village; however, at this time, I recommend that the Mayor and Board of Trustees formally approve requesting the Village's share of the available funds.

112 Main Street, Dobbs Ferry, NY 10522 • Telephone: (914) 231-8500 • Fax: (914) 693-3470  
Webpage: [www.dobbsferry.com](http://www.dobbsferry.com)

Mr. Chuhta discussed the ARPA Coronavirus local fiscal recovery funds from New York State  
Trustee Sullivan offered the following resolution which was seconded by Trustee Patino:

### **RESOLUTION 77-2021**

### **RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES TO ACCEPT ARPA CORONAVIRUS FLOCAL FISCAL RECOVERY FUNDS FROM NEW YORK STATE**

WHEREAS, the Board of Trustees is interested in applying for the “American Rescue Plan Act” (ARPA) Federal funds available to Non-entitlement Units of Local Governments (NEUs); and

FURTHERMORE, New York State has a process for NEUs to apply for the program that must be completed by July 9, 2021.

NOW THEREFORE, be it resolved that the Board of Trustees authorizes the Mayor to sign all paperwork required to apply for the ARPA funds available to the Village.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

#### Update on the Rainbow Crosswalk discussion

Trustee Knell gave the following presentation on the Rainbow Crosswalk Project:





## What

### Project description / context

Approving procurement of appropriate materials and labor to paint a rainbow pattern over one crosswalk at Cedar and Main Streets



## Where

### The west side of Cedar and Main Streets



# Examples



Washington DC



Maplewood, NJ



Venice, CA



Key West, FL



Ames, Iowa

## Findings: Pros

### Social benefits

- Symbol of equality, unity, respect, acceptance, hope, pride
- Demonstrates Village support and commitment to diversity and inclusion
- Creates a sense of belonging for all members of our community, especially the youth

### Environmental benefits

- Highlights a walkable downtown as a priority for the Village

### Economic benefits

- Enhances beautification of downtown to help attract customers to our businesses
- Establishes Dobbs Ferry as a visitor destination
- Encourages foot traffic between Cedar and Main Streets

### Infrastructure benefits

- Placed strategically to encourage parking in new 99 Cedar lot
- Connects to newly renovated Cedar St. sidewalk and stairs

## Findings: Cons

### Cost

Received one initial estimate from Straight Edge Striping for \$6,495 for material and install

### Safety

Not supported by the DFPD due to the regulations described by the USDOT Federal Highway Administration: "Intersection murals and street artwork have a potential to compromise motorist safety by interfering with, detracting from, or obscuring official traffic control devices."

### Legal Issues

Legal risks to consider if an accident were to occur on a mural/street artwork painted against the FHA standards

### Precedent

If allowed for this, will we set a precedent that other crosswalks can be decorated?

## Alternatives: Murals

Other forms of expression to accomplish our goals



Dan Carello



## Alternatives: Murals

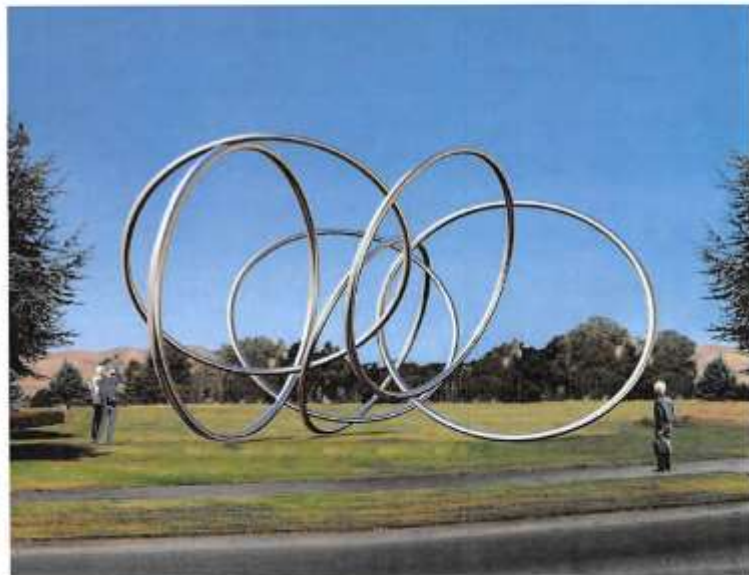
Other forms of expression to accomplish our goals



Jen Rondeau

## Alternatives: Sculpture

Other forms of expression to accomplish our goals



# Alternatives

## Public walls and spaces



**Mural at 99 Cedar**



**Installation or mural at Cedar/Main**



**Mural at High Street/Station Plaza**

Chief Guevara discussed his concerns with the safety/liability of the artwork creating a distraction to drivers. Chief Guevara said he thinks it is a fantastic idea and is wondering if maybe something else can be done.

A discussion was held regarding the painting of the crosswalk and other options that can be considered.

Mayor Rossillo said he thinks a mural is a great idea. Mayor Rossillo asked the Board how they feel about a mural.

Trustees Knell, Patino, Taylor and Sullivan were all ok with a mural.

Mayor Rossillo said Trustee Knell can work with Mr. Leins and the Village staff and we can see how this works.

Mayor Rossillo thanked Trustee Knell.

### **Discussion regarding installation of boat docks at Waterfront Park**

Stephen Trezza/DPW General Foreman and Jennifer Dorman/DPW Senior Office Assistant sent the following memorandum dated June 17, 2021 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 & Board of Trustees  
**From:** Stephen Trezza, DPW General Foreman  
Jennifer Dorman, DPW Senior Office Assistant  
**Date:** 6/17/2021  
**Re:** Boat Docks

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As you know, we have an annual discussion as to when to install the the boat docks at Waterfront Park. Typically we start the process in April, however due to COVID and the restrictions in place from New York State we were unsure if the Board of Trustees would want to put the docks in at all this year. With the easing of New York State's restrictions we want to discuss installing the docks as soon as possible.

In the past, there has been discussion about the process of installing the docks and how to store them in the offseason so that they are not any eyesore. We have been in contact with several vendors and have two options.

The first option is to continue with the company that we have used in the past. The installation process is as follows: the Department of Public Works has to move the docks from where they are located to McKellar Cove with a payloador utilizing the entire Highway Department staff. Once moved to the cove, a company comes with a boat to tow them out and bolt them into position. The same thing happens in reverse when they are removed. The entire process is costly as it can take a whole day paying the Highway Department staff in addition to the vendor. Additionally, Highway loses that entire day.

This year a second option has come to our attention. It is slightly more costly upfront, however, if we decide to go with this option the Highway Department will only need to be involved in getting the docks to McKellar Cove this year, and going forward the new vendor will get the docks in place and then will remove and store them. DPW will not have to be involved with the installation process going forward and they will be stored offsite which will remove the obvious eyesore over the winter.

If you agree, we are interested in entering into a multi year contract with the vendor offering the second option. In the long run we believe that this option will save the taxpayers money in DPW staffing.

Mr. Leins said when we last spoke there was discussion of getting the dock into the water and at that point we only had one vendor. Mr. Leins said in order to comply with the procurement policy more than one had to be identified and we were able to identify two vendors.

Ms. Dorman said we wanted to know if the Board wanted the docks in because it's so late in the season. Ms. Dorman said if the Board wants the docks in, we could keep doing it the way that we have been doing it, with the company that we have been doing it with which requires DPW assistance, more than six guys for the whole day which takes us away from other things, or we could go with a different company that is a little more expensive with the idea of entering into a multi-year agreement which would save the Village money because they wouldn't need DPW moving forward because they would store the docks off site in Verplank. Ms. Dorman said it's more money originally, but it would save the Village money overall.

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

Mr. Leins said the problem is we couldn't find another vendor and they have now identified another vendor who would take the docks in and out and maybe they would put together a contract that provides for storage. Mr. Leins said the problem is if you are changing the terms of the bid request and it's a whole other search. Mr. Leins said you probably have to open it up to let other people know there is an opportunity. Mr. Leins said if you want it done immediately you need to use the vendor that you used previously.

Ms. Dorman said if we don't do it this year we can work on a plan for next year and get pricing.

The Board agreed to wait to next year to put the docks in.

Mayor Rossillo thanked Ms. Dorman.

### **Minutes: June 8, 2021**

Motion by Trustee Daroczy, seconded by Trustee Knell to approve the meeting minutes of June 8, 2021 as submitted.

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

Ms. Dickson said we have two DPW resolutions for extension of annual bidder on a month to month basis for procurement bidding and re-award of a contract.

Ms. Dorman said they went to bid in 2018 and we extended it in 2019 to go to 2020. Ms. Dorman said we want to extend it in 2021 to go to 2022, but we were advised to go out to bid again, so now we have to go out on thirty day extension until we get the bids back.

Ms. Dickson said the vendors are willing to provide services on a month to month basis and it is likely that it is going to be sixty days. Ms. Dickson said this provides the DPW the opportunity to draft bid specs in order to re-advertise and get a notice of bidder published so you can award a contract for the next year.

**Consider a resolution to extend the annual bidder contract month-to-month: Tom Bucci Excavating**

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

**RESOLUTION 78-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO EXTEND THE ANNUAL BIDDER CONTRACT  
MONTH-TO-MONTH – TOM BUCCI EXCAVATING**

WHEREAS, the Village has contracted with Tom Bucci Excavating on an annual basis in support of operations of the Department of Public Works; and

WHEREAS, the Village and Tom Bucci Excavating have agreed to extend the current contract, under the same terms and conditions, on a month to month basis to permit an opportunity for the Village to complete the bidding and procurement process to award the next round of annual bids.

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees hereby authorizes an extension of the contractual relationship with Tom Bucci Excavating on a month-to-month basis for the purpose of providing an opportunity to conduct a new round of bidding and authorizes the Village Administrator to execute any documentation as necessary to the extension.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Consider a resolution to extend the annual bidder contract month-to-month: Pat Paving**

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

**RESOLUTION 79-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
TO EXTEND THE ANNUAL BIDDER CONTRACT  
MONTH-TO-MONTH – PAT PAVING INC.**

WHEREAS, the Village has contracted with Pat Paving Inc. on an annual basis in support of operations of the Department of Public Works; and

WHEREAS, the Village and Pat Paving Inc. have agreed to extend the current contract, under the same terms and conditions, on a month to month basis to permit an opportunity for the Village to complete the bidding and procurement process to award the next round of annual bids.

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees hereby authorizes an extension of the contractual relationship with Pat Paving Inc. on a month-to-month basis for the purpose of providing an opportunity to conduct a new round of bidding and authorizes the Village Administrator to execute any documentation as necessary to the extension.

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	AYE: 7	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 0
RESULT:	MOTION PASSES				

**Trustee Liaison Reports**

1. Zoning Board of Appeals: 6-9-2021

Trustee Patino said there was a fence on the agenda at the last meeting.

2. Youth Services Council: 6-10-2021

Trustee Daroczy reported as follows:

- They are in the process of interviewing for Youth Services Coordinator.
- They are developing a welcome back to school PSA.

- Cops and Cones event is on June 26, 2021 from 12:30 p.m. – 2:30 p.m. at the waterfront. Trustee Daroczy encouraged everyone to attend.
- Human Rights and Diversity Committee is having monthly meetings. Trustee Daroczy thanked Children's Village for putting together the Juneteenth event.
- Trustee Daroczy encouraged parents to engage with the Board of Education regarding the district changing the curriculum.

### 3. Parks & Recreation Commission: 6-14-2021

Trustee Sullivan reported as follows:

- The pool has over 500 memberships and will open full time after this week.
- There were a lot of requests to use the waterfront.
- The Friends of the Library had an event to commemorate the 29 years of service of Vikki Jones.

Mayor Rossillo thanked Ms. Dreaper for preparing the proclamation for Ms. Jones.

### 4. AHRB: 6-14-2021

No report.

### 5. Traffic Committee: 6-16-2021

Trustee Knell reported as follows:

- Mr. Baron was here earlier and spoke of the bike grant that we are going for.
- There was discussion of the concept of how to use Village Planner and get them to help advise the Traffic Committee.
- They are working on a new batch of content to put on the Traffic Committee page on the Village website.
- The Traffic Committee is looking for new members.

Trustee Knell discussed a Glam4Good event that was hosted for teens at 145 Palisade Street.

### 6. Conservation Advisory Board: 6-16-2021

- Trustee Patino said letters were sent to Ms. Dreaper to go the Planning Board on the following projects: 185 Ashford, Masters School and 19 Livingston.

## **Announcements**

Deputy Mayor Cassell reported on state parkland at Chauncey Park

Mayor Rossillo reported on the Juneteenth celebration and thanked Children's Village for hosting the event.

Ms. Dreaper said the County Clerk's Mobile Office will be in the Village on June 29 2021 from 10:00 a.m. to 1:00 p.m and will be located in the parking spaces on Main Street in front of the Police Station.



## **Adjournment**

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

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

The meeting closed at 9:40 p.m.