



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

<b>MEETING DATE:</b> OCTOBER 26, 2021
<b>AGENDA ITEM SECTION:</b> MINUTES
<b>AGENDA ITEM NO. :</b> 1
<b>AGENDA ITEM:</b> OCTOBER 12, 2021
<b>ITEM BACKUP DOCUMENTATION:</b> 1. DRAFT MEETING MINUTES: OCTOBER 12, 2021

## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on October 12, 2021, remotely via Zoom: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZ0VzROU09>, Telephone: 1-929- 205-6099, Webinar ID: 205 957 953, Password: 309361 at 6:30 p.m. Present: Mayor Vincent Rossillo, presiding, Maura Daroczy, Christy Knell, Michael Patino (arriving at 6:34 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: Ms. Valerie Monastra/Village Consulting Planner, Ms. Alissa Fasman/Secretary to the Village Administrator, Ms. Jennifer Dorman/Senior Office Assistant and Mr. Henry Blethen/Videographer. Absent/excused: Deputy Mayor Donna Cassell and Trustee Nicole Sullivan.

Mayor Rossillo said Deputy Mayor Donna Cassell and Trustee Nicole Sullivan were excused from this evening's meeting.

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

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

### **Pledge of Allegiance**

Mayor Rossillo led the pledge of allegiance.

Mayor Rossillo said directions on how to attend the meeting virtually and the public hearings virtually are on our website and are attached to the agenda.

### **Presentations: Honeywell presentation on energy performance contract**

Trustee Patino arrived at the meeting.

Mr. Leins said Honeywell spent much time in the Village buildings looking at the current energy use and the different equipment and mechanisms that are in place with an eye towards coming up with a preliminary feasibility study to make improvements to the facilities to achieve energy savings and to allow some of this to happen and for the savings to actually pay for the cost of the improvements. Mr. Leins said Honeywell submitted an extensive feasibility study, which is the first step in the process and Terry Guiry has been very helpful to facilitate that. Mr. Leins thanked Mr. Guiry for his efforts. Mr. Leins said Mr. Guiry is here this evening to report to the Board on what they found and what the next steps would be.

Mr. Terence Guiry/Honeywell Senior Business Consultant gave the following presentation:



Terence Guiry  
October 12, 2021

**ENERGY & FACILITY RENEWAL SOLUTIONS  
VILLAGE OF DOBBS FERRY**

**Honeywell**

## Agenda

- Introduction
- Growing Municipal Challenges / Concerns
- What is Energy Performance Contracting (EPC)?
- Typical Municipal ECMs (Energy Conservation Measures)
- Utility Analysis
- Initial Program Overview
- Preliminary Environmental Impact
- Suggested Timeline
- Q&A

## Introduction

- Terence Guiry
  - Senior Business Consultant, Honeywell Energy Services Group
  - Leading NYS Public Sector Team
  - 30+ years in the energy conservation & building automation industry
  - BS Electrical Engineering, Rensselaer Polytechnic Institute

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## Honeywell Business History & Qualifications

- A U.S. Business since 1886
- Dedicated to Energy Efficiency - 50% of products and services are energy-efficiency related
- \$32.6 Billion in 2020 Sales
- 133,000 worldwide employees – 1,105 in New York State
- Delivered over 1100 EPC projects with a total value of more than \$3.5 Billion
- Deeply committed to local job creation & the community
- World's Most Admired Companies (Fortune)
- World's Most Ethical Companies (Ethisphere Institute)



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**Making your world Safer, More Comfortable, and Energy Efficient**



## Current Situation



### *Municipalities Under Increasing Pressure*

## What Is Performance Contracting?

- Proven method to achieve targeted infrastructure upgrades while minimizing project risk
- Design Build, Performance Based Construction Method
- Comprehensive Turnkey Service
  - Energy Infrastructure Auditing
  - Engineering and Design
  - Financing
  - Construction and Commissioning
  - Training
  - Maintenance
  - Measurement and Verification of Results / Performance Criteria
  - Guaranteed Results
- Energy Service Company (ESCO) is responsible for project risks

*All Project Components Delivered with a Single Contract*

## Contracting Method Comparison

FACTOR	BID/SPEC	PERFORMANCE CONTRACTING
Financial	Capital/Bond	Current Budget
Contract Team	Only During Installation & Warranty	1-20 Years
Upfront Fees	Yes	No
Technology & Contractor Selection	Low bid	Long-term Value and Performance
Guarantee	No	Financial & Performance

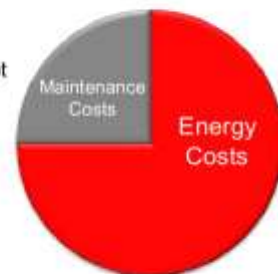
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## Performance Contracting Value

- **Achieve Priority Infrastructure Upgrades**
  - Address deferred maintenance and allow capital budget to be focused on other priorities
  - Select technologies and contractors based on long-term value not only lowest first-cost
- **Budget-Neutral, Fiscally-Responsible Funding Mechanism**
  - Upgrades paid for with energy & operational savings
  - Tax increases avoided by using alternative funding
  - No up-front funding required
- **Peace-of-Mind**
  - Guaranteed savings and performance throughout the life of the contract
  - Single point of responsibility for results
  - Enable proactive vs. reactive maintenance
- **Community/Environmental Leadership**
  - Showcases commitment to environmental stewardship and energy-efficiency
  - Improved building comfort
  - Enhanced staff productivity & health

*Before Improvements*



*After Improvements*



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**Proven Turn-key Method to Achieve Results**

## Typical Energy Upgrades and Payback

### Payback

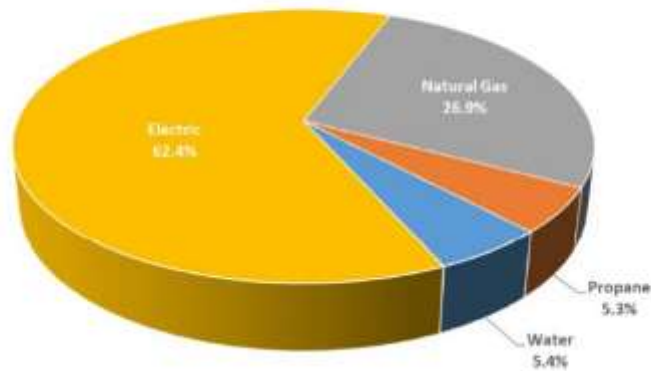
### Energy Conservation Measure (ECM) Examples

Short	Medium	Long
1 to 5 years	5 to 10 years	More than 10 years
Start/stop controls	Lighting and lighting controls	HVAC retrofits
Steam traps		Renewable energy Systems
Energy efficient motors/ variable speed drives	Energy management system	Boiler replacement
Building envelope	De-stratification fans	Window & roof replacements
Retro-commissioning		

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### Funding Needed Upgrades by Bundling Short and Long ROI Measures

## Utility Analysis



Utility	Annual Baseline Cost
Electric	\$166,062
Natural Gas	\$71,500
Propane	\$14,120
Water	\$14,277
Total	\$265,958

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## Initial Program Overview

#	ECM	Public Library	Village Hall	Memorial Park Building	DPW Office	Ambulance Corps. Building	Ogden Engine Company	Pool House & Offices at Gould Park	Embassy Club	Street Lighting
1	LED Lighting & Controls Upgrade	X	X	X	X	X	X	X	X	
2	Street Lighting Upgrades									X
3	Boiler Replacements		X			X		X		
4	Boiler Burner Controls	X								
5	Furnace Upgrades			X						
6	Air Handling Unit Replacement		X							
7	Rooftop Unit Replacement		X							
8	Condensing Unit Replacement		X							
9	Pump & Motor Replacement		X							
10	De-Stratification Fans								X	
11	Kitchen Hood Controls						X		X	
12	Walk-In Cooler Controls						X			
13	Building Management System Upgrades	X	X	X	X	X	X	X	X	
14	Building Envelope Improvements	X	X	X		X	X		X	
15	Pipe Insulation	X	X			X			X	
16	Desktop Computer Power Management	X	X	X	X	X	X			
17	Roof Replacement		X							
18	Water Conservation	X	X	X	X	X	X	X	X	

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## Preliminary Environmental Impact

ECM #	Description	Electric Savings [kWh]	Natural Gas Savings [Therms]	Fuel Oil Savings [Gallons]	CO <sub>2</sub> Emission Reduction [Tons]	SO <sub>x</sub> Emission Reduction [Tons]	NO <sub>x</sub> Emission Reduction [Tons]
1	LED Lighting and Lighting Controls Upgrade	86,813	(204)	-	71.24	0.56	0.19
2	Street Lighting Upgrades	209,307	-	-	174.77	1.36	0.47
3	Boiler Plant Upgrades	-	1,076	-	6.57	0.00	0.01
6	Air Handling Unit Replacement	-	504	-	3.07	0.00	0.00
7	Roof Top Unit Replacement	3,092	-	-	2.58	0.02	0.01
8	Condensing Unit Replacement	1,519	-	-	1.27	0.01	0.00
9	Pump & Motor Replacement	106	-	-	0.09	0.00	0.00
13	Building Management System Upgrades	14,002	8,922	-	66.11	0.09	0.08
14	Building Envelope Improvements	2,635	1,148	-	9.21	0.02	0.01
15	Pipe Insulation	-	1,842	-	11.24	0.00	0.01
16	Desktop Computer Power Management	3,600	-	-	3.01	0.02	0.01
17	Roof Replacement	100	443	-	2.79	0.00	0.00
TOTAL		321,175	13,731	-	351.94	2.09	0.80

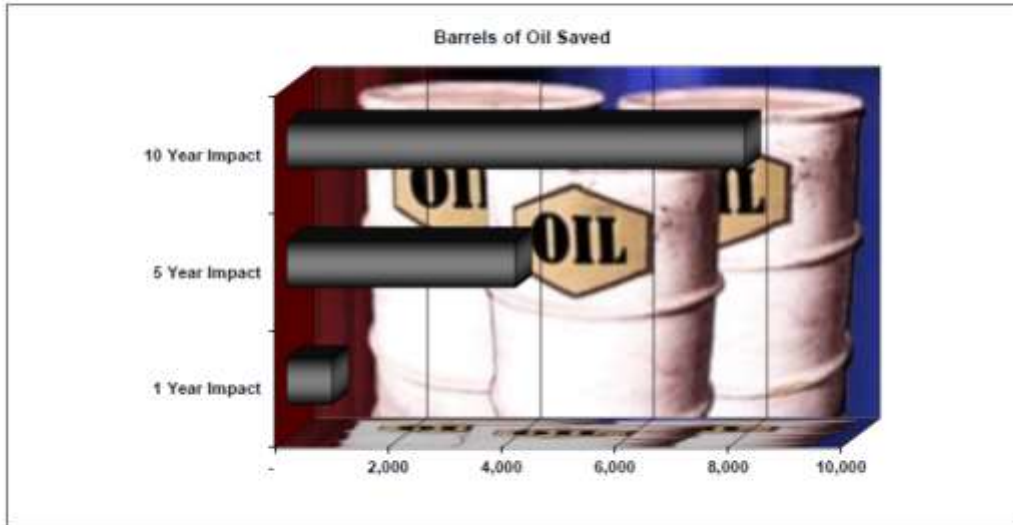
Greenhouse Gas Emissions Reduction		
Metric Tons of CO <sub>2</sub> Saved per Year	351.94	Tons
Metric Tons of SO <sub>x</sub> Saved per Year	2.09	Tons
Metric Tons of NO <sub>x</sub> Saved per Year	0.80	Tons

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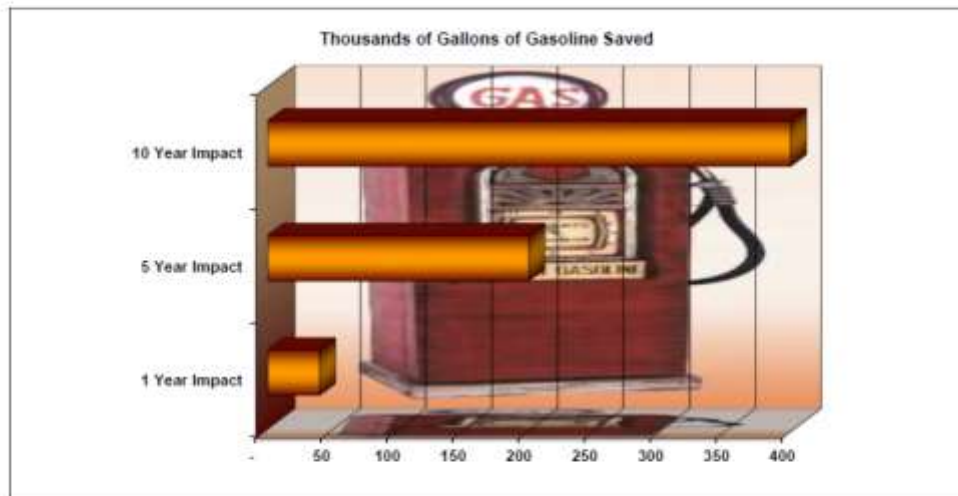
## Preliminary Environmental Impact



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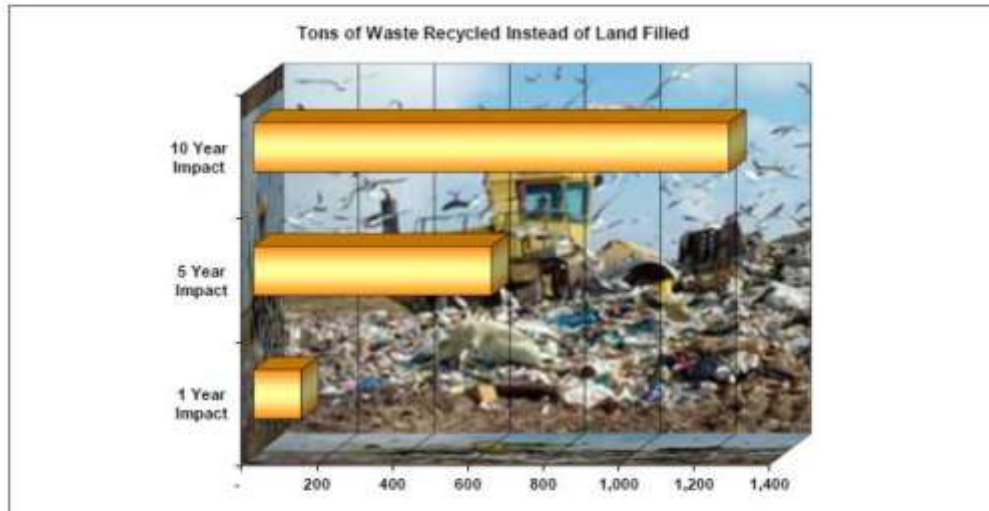
## Preliminary Environmental Impact



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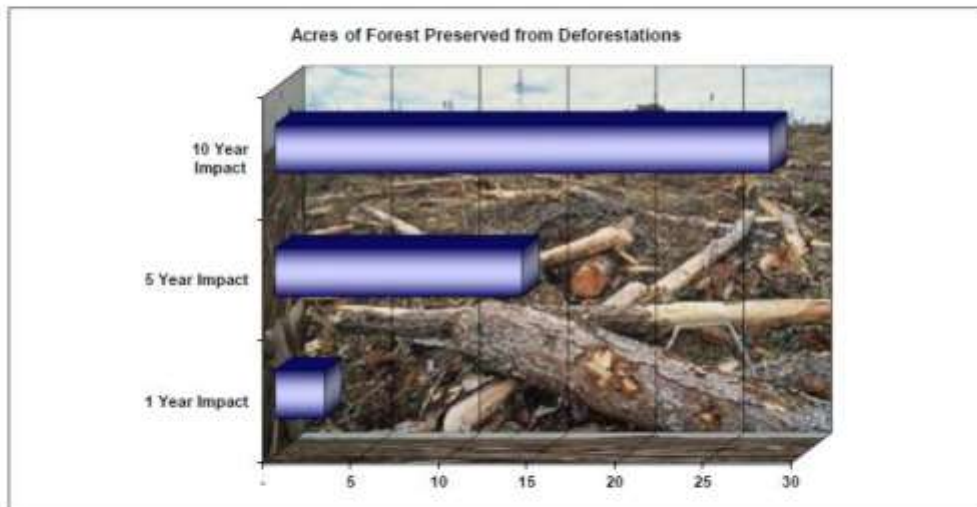
## Preliminary Environmental Impact



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## Preliminary Environmental Impact



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## Suggested Timeline

- Preliminary Audit to Assess Opportunity – **July '21**
- RFP to Select Energy Service Company (ESCO) – **October / November '21**
- Complete Comprehensive Energy Audit (CEA) and Submit a Contract – **February '22**
- Execute Contract and Close on Financing – **April '22**
- Implement the Work – **March '23**
- Commence the Guarantee and required Measurement & Verification (M&V) – **April '23**

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## Questions / Discussion

### Terence Guiry

Senior Business Consultant

Honeywell Energy Services Group

Cell: 860-992-6369

Email: [terence.guiry@honeywell.com](mailto:terence.guiry@honeywell.com)

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**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**



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

Mayor Rossillo thanked Mr. Guiry for taking the time to explain this to the Board.

**Presentations: Site plan application for property at 417 Broadway (Sacred Heart Church)**

No one was present to represent the application.

Ms. Dickson stressed the importance of the applicant being present to represent the application and said we can put this item on later in the agenda for a second call.

**Public Hearings: Continuation of public hearing to consider an application for site plan approval/waivers for development of property located at 398 Ashford Avenue**

Motion by Trustee Patino, seconded by Trustee Daroczy to open the public hearing to consider an application for site plan approval/waivers for development of property located at 398 Ashford Avenue.



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<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

Mr. Rotbard/Property owner was present to represent the application.

Ms. Dickson said the public hearing was opened at the last meeting so this would be to re-open the public hearing this evening. Ms. Dickson said you heard comments from the Planner and we wanted to make sure the applicant had the opportunity to appear for the next portion. Ms. Dickson said the application was adjourned to a date certain.

Mayor Rossillo acknowledged receipt the following memorandum and attachments dated September 21, 2021 from Valerie Monastra, AICP/Village Consulting Planner:



**NELSON POPE VOORHIS**  
environmental • land use • planning

## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**SUBJECT:** 398 Ashford Avenue

**DATE:** September 21, 2021

**CC:** Richard Leins, Esq. Village Administrator  
Lori Lee Dickson Esq. Village Attorney  
Ed Manley, Building Inspector

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Ashford Dobbs, LLC. ("Applicant") is seeking Site Plan approval to renovate an existing multi-family residential building and upgrade and expand the existing parking area. The property is located at 398 Ashford Avenue, Section Block and Lot 3.100-89-1 ("Project Site"). The property is in the DT, Downtown Transition zoning district.

### GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referrals.** This project required a notification 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 because the project is less than 5,000 square feet and within 500 feet of the Saw Mill River Parkway. The County sent an acknowledgement of the notification in August.
2. **Site Plan Approval.** This application requires Site Plan approval by the Village Board of Trustees per Section 300-52, and public hearing is scheduled for September 28, 2021.
3. **Zoning Board of Appeals.** As currently proposed, this application will need three variances from the Zoning Board of Appeals or waivers by the Village Board of Trustees per Section 300-52(E) of the Zoning chapter for the maximum impervious coverage, two (2) parking spaces, and the minimum residential dwelling unit size. The units proposed on the ground floor do not meet the 600 square foot minimum.
4. **Local Waterfront Revitalization Consistency.** The Village Board will need to make a consistency determination with the Village's LWRP per §300-52(D) as part of the final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

**SEQR/ENVIRONMENTAL REVIEW COMMENTS**

The Village Board declared itself Lead Agency and designated the project as an Unlisted action under SEQRA at its September 14, 2021, Village Board meeting. Part I of the EAF is complete and Part II of the EAF is attached to this memorandum for your consideration.

1. **Archaeological Site.** The Project Site is within an archeologically sensitive area. However, it is located on previously disturbed land, and the project does not involve substantial excavation. Therefore, consultation with the State Historic Preservation Office (SHPO) is not necessary.

**SITE PLAN COMMENTS**

1. **Parking.**
  - a. **Parking calculations:** Section 300-48 B(2)(b) only requires new off-street parking spaces when new dwelling units are added to an existing parcel. The Building Inspector has determined that the Applicant needs to provide four (4) additional parking spaces for the three (3) additional dwelling units being proposed. The Applicant can provide two (2) additional on-site spaces, for a total of five (5) spaces.
  - b. The Applicant proposes to install tandem spots. How will those spots be distributed to the eight (8) units? How will the cars maneuver in and out of the tandem spaces? The sight distance for pulling out of the proposed parking lot that is so close to an off-ramp is a concern.
  - c. While the Applicant was looking to use the on-street parking spaces to reduce their required parking per Section 300-48(H)(1), the Planning Board recommended that the Village Board of Trustees direct the Applicant to provide a payment in lieu of parking per Section 300-48(H)(4) as the on-street parking spaces are too close to the on-ramp of the Saw Mill Parkway.

**ENGINEERING COMMENTS**

Hahn Engineering provided updated comments dated May 10, 2021 (see attachment). It is recommended that as a condition of approval the Applicant must address the engineer's comments prior to the issuance of a building permit.

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Agency Use Only [If applicable]

Project: 398 Ashford Avenue

Date: 9/21/21

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM



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**JAMES J. HAHN**  
**ENGINEERING, P.C.**

Putnam Business Park  
1689 Route 22  
Brewster, NY 10509

Tel: 845-279-2220  
Fax: 845-279-8909  
jhahn@hahn-eng.com

**MEMORANDUM**

**To** : Ed Manley, Building Department

**From** : George E. Pommer, P.E.  
Vice President

**Dated** : May 10, 2021

**Subject** : Site Plan Review  
Owner/Applicant – Ashford Dobbs, LLC  
398 Ashford Avenue  
Tax ID: 3.100-89-1

**Drawings Reviewed** : “General Notes & Details”, Dated 11/5/20, Sheet C-001.00.  
“Site Plan & Zoning Analysis”, Dated 11/5/20, Sheet C-100.00.  
“Stormwater Pollution Prevention Plan”, Dated 11/5/20, Sheet C-200.00.  
“Stormwater Calculations & Subsurface Retention Details”, Dated 11/5/20, Sheet C-201.00.  
“Site Details”, Dated 11/5/20, Sheet C-300.00.  
“Survey of Lots Nos. 11, 12 & 13”, Dated 3/12/21.

**Documents Reviewed** : Letter from Shahin Badaly, Dated 3/28/21.

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The referenced plans have been reviewed for compliance with Article XII of the Village Code – Site Plan Review and our previous memorandum dated December 31, 2020. The applicant proposes the construction of interior renovations and expanded parking area on 0.09 acres in the DT zoning district. The improvements also include a stormwater mitigation system. The site is located within 500' of the Saw Mill Parkway and the border with Ardsley.

The Planning Board has requested that the project be referred to the Board of Trustees at the May 6, 2021 meeting. Pursuant to our review, the following items should be addressed by the applicant.

1. As noted on the plans, the proposed site improvements exceed the allowable lot coverage; therefore, a variance may be required.

E N V I R O N M E N T A L   A N D   C I V I L   E N G I N E E R I N G  
S T U D I E S   •   R E P O R T S   •   D E S I G N

ASCE

AWWA

NSPE

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**Dobbs Ferry Planning Board**  
**Site Plan Review**  
**398 Ashford Avenue**  
**May 10, 2021**  
**Page 2**

2. Off-street parking and a retaining wall are proposed the adjacent lot labeled "P.O. Lot 14" which may be Village right-of-way. Per the requirements of §300-48 "Parking" C. (6) of the Village Code, off-street parking shall not be located in the right-of-way. The applicant is pursuing an easement from the owner of the lot labeled "P.O. Lot 14" which may be the Village. An easement would ease the burden of parking on side streets. This item also relates to the deficiency of parking and the number of spaces required for a "PILOP".
3. There is an existing onsite parking lot. The proposed parking design will increase onsite parking and backing out onto Ashford Avenue and into the crosswalk which may pose a safety hazard to pedestrians along the sidewalk and motorists on Ashford Avenue. Furthermore, with the proposed tandem parking may cause queuing on Ashford Avenue. The existing on-street parking stalls are proposed to be modified to improve safety and include new line striping. Due to the proximity of the parkway, any proposed improvements should be reviewed by the Village's Traffic Consultant.
4. A separate plan should be provided showing a retaining wall on the property line and no parking on the adjacent property.
5. While the building may be all residential, accessible parking spaces conforming to ADA requirements should be considered and conform to code as required.
6. The proposed pedestrian ramp in the right-of-way should conform to ADA and Village standards.
7. The site plan should reference the survey by Gabriel E. Senor, P.C. that was provided with the submission documents.
8. The survey and site plan should be revised to include the existing utility pole located in the right-of-way on "P.O. Lot 14".
9. Walkway, pedestrian ramp and retaining wall details should be provided. Additionally, the curb detail should show the full curb height.
10. A gravel parking area is proposed; per the requirements of §300-48 "Parking" C. (1) of the Village Code, gravel is not permitted for parking areas in the DT zone.
11. As previously mentioned, the proposed stormwater mitigation system should be sized for the increase in stormwater runoff due to the 100-year storm event. The site appears to pose setback limitations which may allow for a lesser storm event. Stormwater discharge ultimately flows into the Saw Mill River which is a NYSDEC impaired water body. An overflow is recommended to the existing catch basin.

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**Dobbs Ferry Planning Board  
Site Plan Review  
398 Ashford Avenue  
May 10, 2021  
Page 3**

12. The catch basin should include a 24" sump for pretreatment and the pipe should have 24" minimum of cover. The detail and elevations should be revised. Additionally, it should be confirmed the catch basin can withstand H-20 loading.
13. As previously mentioned, soil testing in accordance with Appendix D of the NYSDEC Stormwater Management Design Manual should be performed to confirm separation and infiltration requirements. The proposed stormwater system relies on infiltration to mitigate the increase in runoff. As a result, soil testing is important to verify the assumptions made.
14. As previously mentioned, Note #3 on sheet A2.0 states that the washers are to connect to the existing drainage system. All washers should connect to the sewage system, not the drainage system. A revised Sheet A2.0 has not been provided.
15. Location of the drainage inspection port should be shown on the plans.
16. The date of the original plan and all revisions, with notation identifying the revisions, should be shown.
17. Comments from the Village's planning consultant should be addressed.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



JGP:WJA:cg

P:\Village of Dobbs Ferry\Planning\398 Ashford Avenue\398 Ashford Ave - Site Plan Review 2021-05-10.docx

Ms. Monastra updated the Board on the proposed application and reviewed items in the memorandum that she sent to the Board.

Mr. Rotbard discussed the PILOP and the two parking spaces on Ashford Avenue. Mr. Rotbard said he is fine with the payment in lieu of parking as long as it can go towards the two parking spaces on Ashford Avenue which will cost money to create.

Trustee Patino said that is not how PILOP works. Trustee Patino discussed how PILOP works and concerns about the roadway and parking at the site.

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

Ms. Monastra discussed the use of PILOP funds.

The discussion continued, including consideration of tandem parking at the site and Mr. Rotbard addressed questions from the Board.

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Ms. Monastra suggested for the applicant to provide some sort of parking management program.

Mayor Rossillo said we can note that the Fire Department thinks it's unsafe to park cars on Ashford Avenue itself.

Ms. Monastra said the public hearing is still open and we need to prepare a resolution and if the Fire Department has further concerns they can be addressed before the next meeting. Ms. Monastra said this project will need a negative declaration from the Board. Ms. Monastra said the concern tonight would be the PILOP and the waivers.

Mr. Leins said he wants the current Engineer to look at the parking.

Mayor Rossillo said the Board agrees to move forward and we can have a resolution at the next meeting.

No one from the public addressed the Board regarding the proposed application.

Motion by Trustee Patino, seconded by Trustee Daroczy to continue the public hearing to consider an application for site plan approval/waivers for development of property located at 398 Ashford Avenue, to October 26, 2021.

<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

**Public Hearings: Consider request for site plan approval for 185 Ashford Avenue**

The Short Environmental Assessment Form Part 2 – Impact Assessment is as follows:



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Agency Use Only [If applicable]

Project: 185-191 Ashford Avenue

Date: 10/4/21

## *Short Environmental Assessment Form Part 2 - Impact Assessment*

### **Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRINT FORM**

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78 Main Street  
Dobbs Ferry, NY 10522  
914-478-4250

**Project: Mix- Use Building**  
**Location: 185-191 Ashford Ave**

<b>Phase 1</b>	<b>1 month</b>	<b>4 trips per day</b>
Install erosion controls Demo 2 story framed structure Excavate new foundation and drainage system Install drainage system		
<b>Phase 2</b>	<b>8 months</b>	<b>2 trips per day</b>
Pour new foundation footings,walls,slab and steps Backfill foundation and install leader drains Construct new building		
<b>Phase 3</b>	<b>1 month</b>	<b>2 trips per day</b>
Install landscaping Install sidewalk, curbs, pavers and asphalt Install sign and striping		

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The Full Environmental Assessment Form Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance is as follows:

	<div style="border: 1px solid black; padding: 2px;"><small>Agency Use Only (If Applicable)</small></div> <div style="border: 1px solid black; padding: 2px;">Project : 185-191 Ashford Avenue</div> <div style="border: 1px solid black; padding: 2px;">Date : 10/8/21</div>
<b>Full Environmental Assessment Form</b> <b>Part 3 - Evaluation of the Magnitude and Importance of Project Impacts</b> <b>and</b> <b>Determination of Significance</b>	
<p>Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.</p> <p>Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.</p> <p><b>Reasons Supporting This Determination:</b> To complete this section:</p> <ul style="list-style-type: none"><li>• Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.</li><li>• Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.</li><li>• The assessment should take into consideration any design element or project changes.</li><li>• Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.</li><li>• Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact</li><li>• For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.</li><li>• Attach additional sheets, as needed.</li></ul> <p>The Part I EAF identified three environmental areas that required additional information and those were: threatened or endangered species, construction impacts, and archaeological resources. The EAF Part I identified the Bald Eagle as a potential threatened or endangered species that may be located or have a habitat within the project site. The Project will be located on previously disturbed land that currently includes an existing building. The Bald Eagle or its habitat is not located within the project site. The Applicant provided additional information on construction impacts including daily truck trips and truck routes. The Board finds the construction impacts to be minor and temporary. While project site is within an archaeologically sensitive area, the project will be located on previously disturbed land and as a result will not impact any archaeologically sensitive resources. Based upon review of submitted plans and materials; site visits; comments by the Board's professionals and by the public made in the course of the public hearing process; and review of the Part I and Part II SEAF and supplementary materials; it has been determined that the proposed action will not result in any significant adverse environmental impact.</p>	
<b>Determination of Significance - Type 1 and Unlisted Actions</b>	
SEQR Status: <input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Unlisted	
Identify portions of EAF completed for this Project: <input checked="" type="checkbox"/> Part 1 <input checked="" type="checkbox"/> Part 2 <input checked="" type="checkbox"/> Part 3	

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Upon review of the information recorded on this EAF, as noted, plus this additional support information found within the land use approval process record

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village Board of Trustees as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 185-191 Ashford Avenue

Name of Lead Agency: Village Board of Trustees

Name of Responsible Officer in Lead Agency: Vincent Rossillo

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Mayor Rossillo

Address: 112 Main Street Village of Dobbs Ferry, NY 10522

Telephone Number: 914-231-8500

E-mail: mayorrossillo@dobbsferry.com

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**



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Motion by Trustee Knell, seconded by Trustee Taylor to open the public hearing to consider request for site plan approval for 185 Ashford Avenue.

<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

Ms. Christina Griffin/Architect, Ms. Suzanne Levine/Architect and Mr. Andrew Cortese/Property owner were present to represent the application.

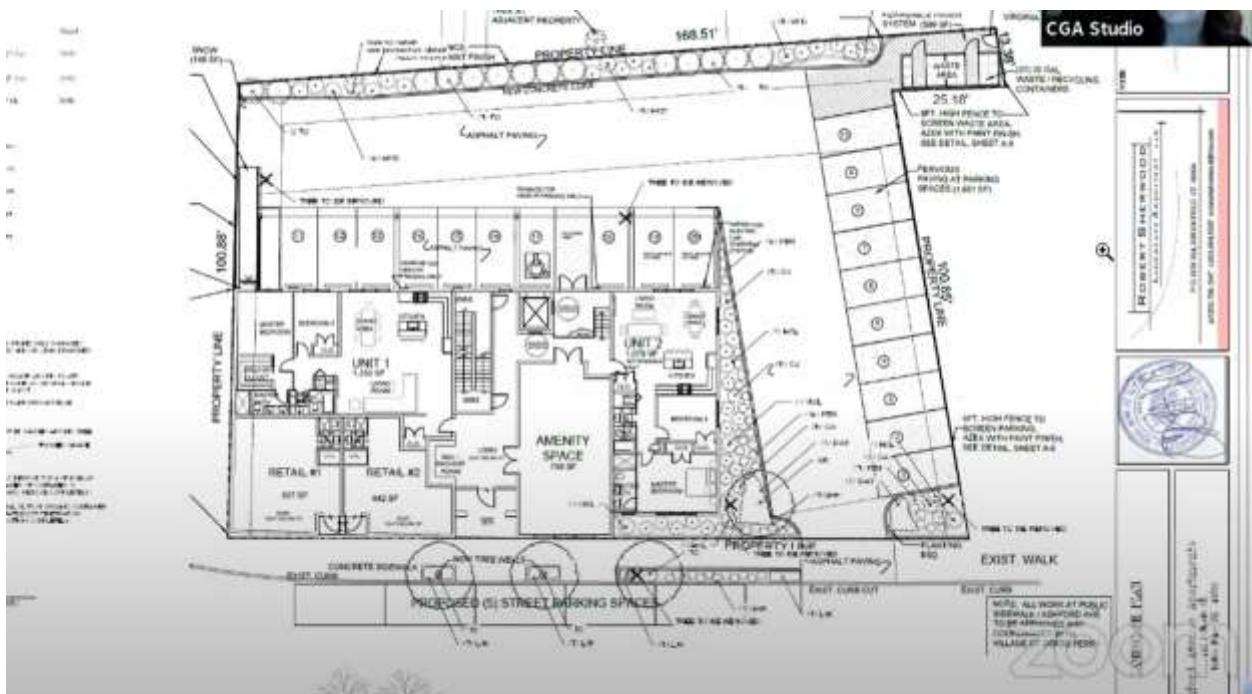
Ms. Monastra discussed the proposed application and said a draft resolution was prepared for the Board to consider tonight. Ms. Monastra said there were no outstanding issues from the last meeting.

Mayor Rossillo asked if there were any questions or comments for the applicant.

Trustee Daroczy discussed her concerns about removing the tree in the back of the property.

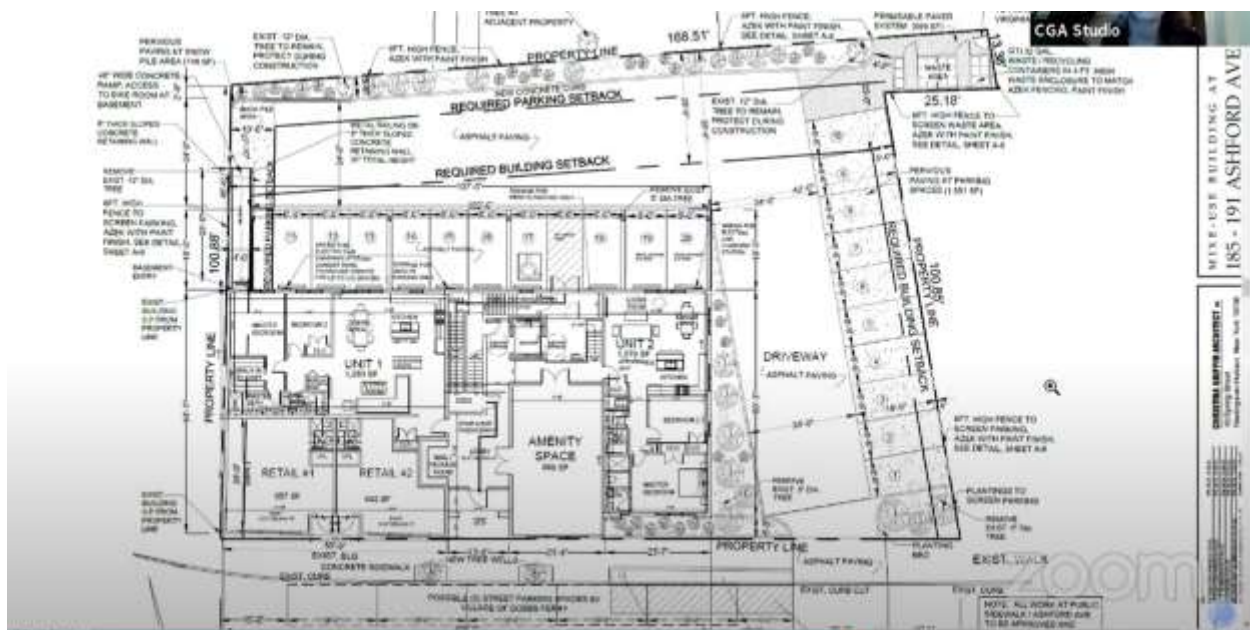
Ms. Griffin discussed the removal of the tree and displayed the following slide:



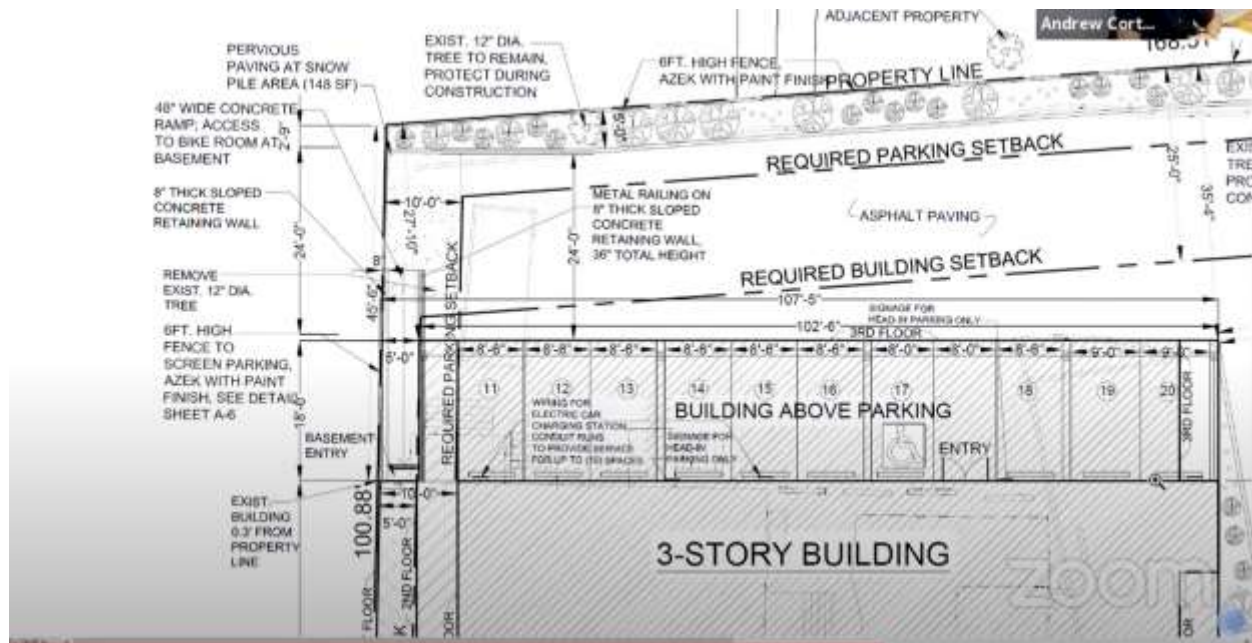


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			1.077 SF PLANTINGS + 1.099 SF PERVAPOUS PAVING + 250 SF GRASS BLOCK OR CONCRETE PERVAPOUS PAVING WITH MIN. 20% PERMEABLE 20% x 250 SF = 50 SF 1.077 + 1.099 + 73 SF = 3.369 SF
MINIMUM LOT WIDTH/FRONTAGE	NA	164.45 FT	164.45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 36 FT	3 STORIES / 36 FT	3 STORIES / 36 FT
BACKYARD AREA	MAX. 30% TOTAL ROOF AREA	NA	AREA OF ROOF: 5,541 SF AREA OF BACKYARD: 590 SF (9.2%)
FRONT YARD SETBACK	8 FT	0 FT	8 FT
REAR YARD SETBACK	35 FT	30.3 FT	27.3 FT
SIDE ONE	8 FT	0.3 FT	8.3 FT EXIST. NON-CONFORMING
SIDE TWO	8 FT	72.9 FT	43.9 FT
TOTAL OF TWO SIDES	16 FT	73.6 FT	47.3 FT
DRIVEWAY SLOPE	14%	0%	2% - 15%
PARKING REQUIREMENT	19 PARKING SPACES REQUIRED	19 PARKING SPACES	19 PARKING SPACES
RESIDENTIAL	PARKING CALCULATION		
1 SPACE PER DWELLING UNIT +	RESIDENTIAL		
1 PER BEDROOM	PROPOSED NUMBER OF UNITS:		
	(R) 3-BEDROOM x 1.0 = 12 PARKING SPACES		
	(H) 1-BEDROOM x 1.25 = 6 PARKING SPACES		
	<u>17 RESIDENTIAL PARKING SPACES REQUIRED</u>		
RETAIL	RETAIL		
1 SPACE PER 300 SF OF FLOOR AREA	(R) SPACES AT 800 SF / 100 SF = 2		
(OFFICE/RETAIL)	<u>2 RETAIL/LIVE-WORK PARKING SPACES REQUIRED</u>		
AFFORDABLE HOUSING	10% AFFORDABLE HOUSING UNITS = 10% x 12 = 1.2 OR 1% AFFORDABLE UNIT  AFFORDABLE UNIT MUST BE MIN. 60% OF FLOOR AREA OF COMPARABLE MARKET RATE UNIT  AVERAGE SIZE OF MARKET RATE 3-BEDROOM UNIT UNIT 1: 1,100 SF UNIT 2: 1,100 SF UNIT 3: 1,171 SF UNIT 4: 1,101 SF UNIT 5: 1,101 SF UNIT 6: 1,100 SF UNIT 7: 1,100 SF UNIT 8: 1,100 SF UNIT 9: 1,100 SF UNIT 10: 1,100 SF UNIT 11: 1,100 SF UNIT 12: 1,100 SF TOTAL: 8,800 SF / 7 UNITS = 1,257 SF 1,257 SF x 60% = 754 SF = MIN. SIZE OF AFFORDABLE UNIT	NA	(1) AFFORDABLE UNIT  <u>AFFORDABLE UNIT AREA</u> UNIT 1: 1,100 SF
300-400 FUH FOR RESIDENTIAL DEVELOPMENTS CONTAINING 10 DWELLING UNITS OR MORE. NO LESS THAN 10% OF ALL UNITS IN SUCH DEVELOPMENT SHALL MEET THE DEFINITION OF AN AFFORDABLE HOUSING UNIT.			



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A-6  
COLOR





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

Trustee Patino asked the applicant to point out any significant changes.

Ms. Griffin discussed the minor changes that were made.

Ms. Levine noted that the footprint is still the same.

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

**RESOLUTION 123-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
GRANTING SITE PLAN APPROVAL**

**Property: 185-191 Ashford Avenue (Section Block and Lot 3.90-55-32.4 and DT Zone)**

**Background**

WHEREAS, Ashford Avenue Apartments LLC (“Applicant”) is seeking Site Plan approval to substantially rehabilitate and expand a mixed-use building to include 12 residential dwelling units and two (2) retail/live work dwelling units (“Project”). The property is located at 185-191 Ashford Avenue, Section Block and Lot 3.90-55-32.4 (“Project Site”) and is located in the DT, Downtown Transition, zoning district; and

WHEREAS, the Project is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as an Unlisted Action, in accordance with Article 8

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of the State Environmental Conservation Law and 6 NYCRR § 617 and the Village Board assumed the role of Lead Agency on September 28, 2021; and

WHEREAS, this application received a recommendation of approval from the Planning Board on July 1, 2021; and

WHEREAS, the Village Board conducted a duly noticed public hearing on October 12, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on October 12, 2021; and

WHEREAS, The Planning Board has carefully examined and considered the materials submitted by the Applicant in support of the Project as follows:

1. Site Plan Application Form dated June 17, 2021
2. Short Environmental Assessment Form June 16, 2021
3. Coastal Assessment Form dated June 9, 2021
4. Site Plans by Christina Griffin Architects last revised September 9, 2021

WHEREAS, the Village Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Village Board received and reviewed the Planning Board's recommendation of approval; and

WHEREAS, all testimony provided at the public hearing was carefully considered, and the Village Board deliberated in public on the Applicant's request for approval of the Project; and

### **Village Board Determination**

WHEREAS, the Village Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning and Land Use, of the Village Code; and

WHEREAS, Village Board has conducted an extensive review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan; and

WHEREAS, the Village Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the proposed project will exceed the capabilities of existing municipal roads or utility services; and

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

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BE IT FURTHER RESOLVED, the Village Board of the Village of Dobbs Ferry determines that in accordance with Section 300-40 of the Village's Zoning and Land Use chapter, the Applicant must provide one (1) affordable housing unit in accordance with Sections 300-40 (A) and (B); and

BE IT FURTHER RESOLVED, the Village Board hereby finds that a proper case exists for requiring that a park be suitably located for playground or other recreational purposes within the Village and the Village Board finds in accordance with Section 300-52(J) Reservation of Parkland Park that a park cannot be suitably located on the property requiring payment of a fee in accordance with Master Fee Schedule.

BE IT FURTHER RESOLVED, the Village Board of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below the application for Site Plan approval is granted subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
  - a. Site Plan Application Form dated June 17, 2021
  - b. Short Environmental Assessment Form June 16, 2021
  - c. Coastal Assessment Form dated June 9, 2021
  - d. Site Plans by Christina Griffin Architects last revised September 9, 2021
    - i. A-0 Title Sheet
    - ii. R-1 Rendering of Building
    - iii. M-1 Color Scheme Materials
    - iv. A-6C and A-7C Color Schemes, Elevations
    - v. S-1 Zoning Compliance
    - vi. S-2 Site Plan
    - vii. S-3 Location Map, Photos of Neighboring Properties
    - viii. S-4 Streetscape of Neighboring Properties
    - ix. R-1 3D Renderings
    - x. B-1 Basement Plan, Photos of Existing Conditions
    - xi. A-1 First Floor Plan
    - xii. A-2 Second Floor Plan
    - xiii. A-3 Third Floor Plan
    - xiv. A-4 Roof Plan
    - xv. A-5 to A-7 Elevations
    - xvi. E-1 Electric Plan
    - xvii. LP-1 Landscape Plan
    - xviii. C-1 Existing and Demolition Plan
    - xix. C-2 Erosion and Sediment Control Plan
    - xx. C-3 Stormwater Management Plan
    - xxi. C-4 Details
2. The following conditions must be met before the Mayor may sign the approved Site Plan ("Final Site Plan"):
  - a. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of October 12, 2021, resolution of the Village Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan,

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absent re-approval from the Village Board, shall void this approval.”

- b. The Village Board’s approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.
- c. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board.
- d. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board and Village Board review of this application.

3. Force and Effect.

- a. No portion of any approval by the Village Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Village Board and (3) the final site plan signed by the Village Board has been filed with the Land Use Officer.
- b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.

4. Landscaping.

- a. In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.
- b. All landscaping on the Approved Plans shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first and second year of installation. Individual species that do not survive beyond the first and second year shall be replaced at the beginning of the next growing season with another native species suitable for the site conditions.

5. Unbundled Parking. The Applicant is proposing unbundled parking to occupants or tenants of the building. The renting of parking spaces other than occupants or tenants of the building will require further proceedings with the Village Board.

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6. Commencing Work. No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable State and Village Codes.
7. Issuance of Certificate of Occupancy. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.
8. Escrow. Applicant shall maintain escrow during construction in an initial minimum amount of \$5,000 with an ongoing obligation to replenish the account at any point when the balance shall reach or fall below \$1,500.

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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

**Public Hearings: Consider request for site plan approval for 100 Danforth Avenue**

Motion by Trustee Knell, seconded by Trustee Patino to open the public hearing to consider a request for site plan approval for 100 Danforth Avenue.



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MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
TRUSTEE DAROCZY	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
TRUSTEE KNELL	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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TRUSTEE 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				

Mr. Brad Schwartz/Zarin and Steinmetz was present to represent the application.

No one from the public addressed the Board regarding the proposed application.

Motion by Trustee Knell, seconded by Trustee Patino to close the public hearing to consider a request for site plan approval for 100 Danforth Avenue

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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

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

**RESOLUTION 124-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
GRANTING SITE PLAN APPROVAL**

**Property: 100 Danforth Avenue  
(Section Block and Lot 3.18-154-3.1 and CP, Chauncey Park)**

**Background**

WHEREAS, Lincoln Property Co ("Applicant") is seeking Site Plan approval to

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undertake an addition to enlarge the existing open-air terrace by approximately 1,032 square feet (“Project”). The subject property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 (“Project Site”). The Project Site is located in the Chauncey Park (CP) Zoning District; and

WHEREAS, the Project will result in the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density” and is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II Action, in accordance with 6 NYCRR § 617.5(c)(12), requiring no further environmental review; and

WHEREAS, pursuant to Sections 239 L and M of the New York State General Municipal Law, the Village Board referred the application materials to the Westchester County Department of Planning for their information; and

WHEREAS, this application received a recommendation of approval from the Planning Board on September 9, 2021; and

WHEREAS, the Village Board conducted a duly noticed public hearing on September 28, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on October 12, 2021; and

WHEREAS, The Planning Board has carefully examined and considered the materials submitted by the Applicant in support of the Project as follows:

1. Site Plans prepared by MG New York Architects last revised September 16, 2021;
2. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
3. Planning Board application received July 22, 2021
4. Coastal Assessment Form received July 22, 2021

WHEREAS, the Village Board has also reviewed and examined letters, reports, and memorandum from the Board’s consulting engineer and planner; and

WHEREAS, the Village Board received and reviewed the Planning Board’s recommendation of approval; and

WHEREAS, all testimony provided at the public hearing was carefully considered, and the Village Board deliberated in public on the Applicant’s request for approval of the Project; and

### **Village Board Determination**

WHEREAS, the Village Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning and Land Use, of the Village Code; and

WHEREAS, Village Board has conducted an extensive review of the Applicant’s proposal and finds that the Applicant has satisfactorily addressed the criteria for

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granting Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan; and

WHEREAS, the Village Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the proposed project will exceed the capabilities of existing municipal roads or utility services; and

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below the application for Site Plan approval is granted subject to the following conditions:

9. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Village Board Board and approved by the Village Board as follows:
  - a. Site Plans prepared by MG New York Architects last revised September 16, 2021:
    - i. A-000 Cover Sheet
    - ii. A-001 Existing Survey
    - iii. A-002 Existing Site Plan
    - iv. A-100 Existing Part Plan at Area of Work
    - v. A-101 Enlarged Demo Plan at Area of Work
    - vi. A-102 Existing Photos
    - vii. A-103 Enlarged Proposed Plan
    - viii. A-104 Details
    - ix. A-105 Preliminary Planting Palette
  - b. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
10. The following conditions must be met before the Mayor may sign the approved Site Plan ("Final Site Plan"):
  - e. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of October 12, 2021, resolution of the Village Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Village Board, shall void this approval."
  - f. The Village Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.
  - g. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board.
  - h. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board and Village Board review of this application.
11. Force and Effect.

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- c. No portion of any approval by the Village Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Village Board and (3) the final site plan signed by the Village Board has been filed with the Land Use Officer.
  - d. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.
12. Landscaping. In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.
13. Commencing Work. No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable State and Village Codes.
14. Issuance of Certificate of Occupancy. No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.

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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
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VOTE TOTALS	AYE: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Public Hearings: Consider request for site plan approval at The Masters School campus at 49 Clinton Avenue**

The Negative Declaration of the Village of Dobbs Ferry Board of Trustees for the application of 49 Clinton Avenue is as follows:

**NEGATIVE DECLARATION**

**Village of Dobbs Ferry Village Board**

**Determination:** In accordance with the provisions of 6 NYCRR Part 617.7, the Village of Dobbs Ferry Village Board, acting as Lead Agency for this Unlisted Action involving Coordinated SEQRA review, having reviewed and analyzed a Full Environmental Assessment Form (FEAF) with supporting environmental analyses and site plans for the proposed property and its use, has determined that the action as set forth below will not have a significant adverse impact on the environment and the Planning Board hereby adopts this Negative Declaration.

**Lead Agency:** Village of Dobbs Ferry Village Board

**Name of Project:** Master School Innovation and Entrepreneurship Center

**Location:** 49 Clinton Avenue

**Tax Map Parcel:** Section Block and Lot 3.90-66-1, Village of Dobbs Ferry, Westchester County

**Zone:** E1

**SEQRA Status:** Unlisted

**Proposed Action:**

The Masters School ("Applicant") is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center ("IEC") on its campus in front of the Middle School Building. The IEC would be a new, educational and workshop building for the school's engineering and computer science curriculum. The engineering and computer science classes are already offered at the Masters School, and therefore, the development of IEC is for existing students and the project would not increase the student body population or faculty. The project would not require additional new parking because the building is being built to centralize these classes into one building. The project would also include the installation of green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention. The project proposes new landscaping and a vegetated buffer along the nearby parking area. Views to and from the nearby historically designated Estherwood Mansion and Carriage House would be preserved.

The project also proposes to merge the six (6) tax lots comprising the property into a single tax lot, and this is being undertaken administratively by the Town of Greenburgh.

The plans and documents that are the subject of this Negative Declaration are as follows:

1. Site Plan Application Form dated April 1, 2021
2. Full Environmental Assessment Form February 16, 2021
3. Coastal Assessment Form dated April 1, 2021
4. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
5. Revised Site Plan Designs prepared by Marvel, last revised September 20, 2021



## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

- a. G001V Sheet Index
- b. G-010 and G-011 Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021
- c. G-031 Emergency Access
- d. Z-100 Zoning Map
- e. C-101 Civil Notes
- f. C-300 Demolition and Site Clearing Plan
- g. C-400 Soil and Erosion Control Plan
- h. C-500 Site Plan
- i. C-502 Construction Access Plan
- j. C-600 Proposed Grading and Drainage Plan
- k. C-700 Utility Plan
- l. C-701 Utility Relocation Plan
- m. C-900 and C-901 Construction Details
- n. L-100 Layout Plan
- o. L-200 Material Plan
- p. L-400 Tree Plan
- q. L-410 Understory Plan
- r. L-600 Site Plan
- s. L-610 and L-620 Site Sections
- t. L-700 and L-710 Typical Details
- u. A-100 through A-104 Floor Plans
- v. A-300 and A-301 Building Elevations
- w. A-320 and A-321 Building Sections
- x. S-501 Retaining Wall Detail
- y. S-505 Typical Details
- z. LL-010 Site Lighting Plan
- aa. LL-011 Site Lighting Photometric

### **Background and Reasons Supporting the Negative Declaration:**

Based upon review of submitted plans and materials, comments by the Board's professionals, input from various involved and interested agencies, and public comments made in the course of the public hearing process, and a review of the FEA and supplementary materials, it has been determined that the proposed action will not result in any significant adverse environmental impact. The following shall serve as the Village Board's evaluation of potential environmental concerns:

### **Impacts on Land.**

The Proposed Action will not have a significant adverse environmental impact with respect to the construction on, or physical alteration of, the land surface of proposed site.

The proposed project would disturb 1.01 acres and would be constructed within one phase over 18 months. The total impervious surfaces will increase by 0.20 acres. The project is an extension of an existing educational use which is permitted within the zoning district. The project will be zoning compliant.

No unique geological resources are located on the site.  
49 CLINTON AVENUE NEGATIVE DECLARATION

## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

### **Impacts on Water (includes Surface Water, Groundwater, Floodplains, and Wetlands).**

The Proposed Action will not have a significant adverse environmental impact on any wetlands or other surface water bodies. The Proposed Action will not result in the alteration of, or encroachment into any existing stream, wetland, or water body. The Proposed Action will not create any new water body and will not result in an increase or decrease of the surface area of any body of water. The Proposed Action will not include construction of any intake for withdrawal of water from surface water, or the construction of any outfall for discharge of wastewater to surface water.

The Proposed Action will not have a significant adverse environmental impact with respect to new or additional use of ground water and will not have a significant adverse environmental impact with respect to the introduction of contaminants to ground water or an aquifer. The Project will not require new water supply wells or septic systems.

Land uses of this type are not associated with the discharge of contaminants into aquifers or other ground water sources. There will be no bulk storage of petroleum or chemicals on the project site. The project does not include or require wastewater discharged to ground water, and is not located within 100 feet of potable drinking water or irrigation sources

The Proposed Action will not have a significant adverse environmental impact with respect to drainage or the development of lands subject to flooding. The Proposed Action will not result in development in a designated floodway, a 100-year floodplain or a 500-year floodplain. There will be no modification of existing drainage patterns or any change to water flows that will contribute to flooding.

Approximately 2.17 acres of land will be physically disturbed as a result of the Proposed Action. However, 0.83 will be for the new construction and the remainder will be temporary disturbance. The Applicant will provide an Erosion and Sediment Control Plan to ensure that there is no erosion of the soil. The project would also include the installation of green stormwater management practices, including a bioretention pond and subsurface controlled-flow stormwater detention. The project proposes new landscaping and a vegetated buffer along the nearby parking area.

The project does not involve excavation, mining or dredging during construction, and will not create turbidity in any water body, either from upland erosion, runoff or by disturbing bottom sediments. There will be no application of pesticides or herbicides in or around any water body by the project. The project will not affect the water quality of any water bodies within or downstream of the Site. The wastewater generated by the Project is within the capacity of existing treatment facilities.

### **Impact on Traffic, Traffic Safety and Transportation.**

The site is located on 49 Clinton Avenue, which is a village road. The Proposed Action will not have a significant adverse environmental impact on existing transportation systems. The project would not require additional new parking because the building is being built to centralize these classes into one building and therefore there will be no increase to traffic as a result of the proposed project. The Proposed Action will not result in a drop in the Level of Service of

## **DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

surrounding roadways. The Proposed Action will not degrade existing transit access or existing pedestrian/bicycle accommodations.

Additional traffic due to construction will be temporary. The construction schedule estimates an average of 15 daily construction truck trips per day during months 2-5, with a peak of 30 truck trips per day. The Applicant anticipates that there will be a peak of 15 daily truck trips from months 6-12. The truck traffic for months 12-18 will average about 4-8 daily trips. The construction staging area and all construction equipment will be located on the project site. It is anticipated that construction trucks will travel to the project site using Broadway and Clinton Avenue, and there will be no queuing of construction vehicles on Clinton Avenue.

### **Impacts on Plants and Animals.**

The NYS Department of Environmental Conservation ("DEC") Environmental Resource Mapper 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. A consultation with the NYS DEC was undertaken, and an email dated July 30, 2021, was sent by NYS DEC that stated that they did not anticipate any impacts to either sturgeon species. The Proposed Action will not have a significant adverse environmental impact with respect to the loss of flora or fauna. The project will not cause a significant reduction in the population or the loss of any threatened or endangered species, listed by New York State or the Federal government, as there is no such species in the project area. The project will not result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government, as the project area is not a habitat for such species.

### **Impacts on Agricultural Resources.**

The site is not used for agricultural purposes nor is it located in a state-certified Agricultural District. Based on the foregoing, the Proposed Action is not anticipated to result in any adverse impacts to agricultural resources.

### **Impact on Aesthetic, Historic and Archaeological Resources.**

The Proposed Action will not have a significant adverse environmental impact on any historic or archaeological resources. The project site is substantially contiguous to the Estherwood and Carriage House and is within an archaeologically sensitive area. Views to and from the nearby historically designated Estherwood Mansion and Carriage House would be preserved. The Applicant undertook consultation with SHPO, and a response in the form of a letter dated July 16, 2021, was received. SHPO concluded that the project would have No Adverse Impact on the historic or archaeological resources.

### **Impact on Open Space and Recreation.**

The proposed project creates no new residential uses and therefore generates no new demand for recreational facilities, and no adverse impacts on same. The project site is not located within view of any town, county, or state recreational trails, so there will be no impact on same.

### **Impact on Critical Environmental Areas.**

49 CLINTON AVENUE NEGATIVE DECLARATION

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The Project Site is not contiguous or within a designated as a Critical Environmental Area (“CEA”).

### **Impacts on Planning and Zoning, Growth or Community Character.**

The Proposed Action will not have a significant adverse environmental impact as a result of the Proposed Action being inconsistent with the Village’s adopted land use plans as well as county and regional renewable energy initiatives. The Proposed Action is supported by existing infrastructure and no secondary development impacts are proposed or expected.

The Proposed Action will not have a significant adverse environmental impact upon community services. The Proposed Action will not replace or eliminate existing facilities, structures, areas of historic importance to the community, or create significant adverse demand for additional community services. The Village’s current community services have the capacity to meet the needs of the Proposed Action.

### **Impacts on Energy, Noise, Odor and Air Quality**

The potential changes in ambient noise levels resulting from construction would be temporary due to construction. However, once constructed the noise produced will be minimal and will meet the Village’s Chapter 234, Peace and Good Order, noise regulations. The project will meet all local noise regulations during construction and all noise generated from the construction will be temporary.

The Proposed Action will not have a significant adverse environmental impact on any State regulated air emission source. There is no State-regulated air emission source associated with the Proposed Action. The project does not require Federal or State air emission permits.

The Proposed Action will not have a significant adverse environmental impact as a result of an increase in the use of any form of energy. The existing energy infrastructure would continue to serve the project site. The Proposed Action does not require a new, or an upgrade to any existing substation.

The Proposed Action is not anticipated to generate any noxious odors and no adverse impacts are anticipated.

### **Impact on Human Health.**

The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants. The project site does not contain any known existing contamination, is not undergoing remediation and there are no new contamination sources or hazardous waste associated with the Proposed Action.

**Other Impacts.** No other potentially significant adverse impacts were identified.

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### **Summary:**

Based on the foregoing SEQRA evaluation, the Village Board finds that the Proposed Action will not result in a significant adverse impact, and the Board hereby adopts this Negative Declaration.

### **Date of Action:**



**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

Motion by Trustee Knell, seconded by Trustee Patino to open the public hearing to consider a request for site plan approval at The Masters School campus at 49 Clinton Avenue.

<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

Mr. Brad Schwartz/Zarin and Steinmetz was present to represent the application.

Ms. Monastra said she has a resolution and negative declaration.

Ms. Monastra addressed questions from the Board.

No one from the public addressed the Board regarding the proposed application.

Motion by Trustee Daroczy, seconded Trustee Knell to close the public hearing to consider a request for site plan approval at The Masters School campus at 49 Clinton Avenue.

<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
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<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>				

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

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

**RESOLUTION 125-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES  
GRANTING SITE PLAN APPROVAL**

**Property: 49 Clinton Avenue (Section Block and Lot 3.90-66-1 and EI,  
Educational/Institutional Zoning District)**

**Background**

WHEREAS, the Masters School (“Applicant”) is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building (“Project”). The subject property is located at 49 Clinton Avenue, Dobbs Ferry New York, Section Block and Lot 3.90-66-1 (“Project Site”). The Project Site is located in the Educational/Institutional (EI) Zoning District; and

WHEREAS, the Project is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as an Unlisted Action, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR § 617 and the Village Board assumed the role of Lead Agency on April 13, 2021; and

WHEREAS, this application received a recommendation of approval from the Planning Board on September 9, 2021; and

WHEREAS, the Village Board conducted a duly noticed public hearing on September 28, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on October 12, 2021; and

WHEREAS, The Village Board has carefully examined and considered the materials submitted by the Applicant in support of the Project as follows:

5. Site Plan Application Form dated April 1, 2021
6. Full Environmental Assessment Form February 16, 2021
7. Coastal Assessment Form dated April 1, 2021
8. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
9. Revised Site Plan Designs prepared by Marvel, last revised September 20, 2021

WHEREAS, the Village Board has also reviewed and examined letters, reports, and memorandum from the Board’s consulting engineer and planner; and

WHEREAS, the Village Board received and reviewed the Planning Board’s recommendation of approval; and

WHEREAS, all testimony provided at the public hearing was carefully considered, and the Village Board deliberated in public on the Applicant’s request for approval of the Project; and

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### **Village Board Determination**

WHEREAS, the Village Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning and Land Use, of the Village Code; and

WHEREAS, Village Board has conducted an extensive review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan; and

WHEREAS, the Village Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the proposed project will exceed the capabilities of existing municipal roads or utility services; and

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

FURTHER BE IT RESOLVED, the Village Board of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below the application for Site Plan approval is granted subject to the following conditions:

15. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
  - a. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
  - b. Revised Site Plan Designs prepared by Marvel, last revised September 20, 2021
    - xxii. G001V Sheet Index
    - xxiii. G-010 and G-011 Survey, prepared BY Kenneth B. Salzmänn dated January 27, 2021
    - xxiv. G-031 Emergency Access
    - xxv. Z-100 Zoning Map
    - xxvi. C-101 Civil Notes
    - xxvii. C-300 Demolition and Site Clearing Plan
    - xxviii. C-400 Soil and Erosion Control Plan
    - xxix. C-500 Site Plan
    - xxx. C-502 Construction Access Plan
    - xxxi. C-600 Proposed Grading and Drainage Plan
    - xxxii. C-700 Utility Plan
    - xxxiii. C-701 Utility Relocation Plan
    - xxxiv. C-900 and C-901 Construction Details
    - xxxv. L-100 Layout Plan
    - xxxvi. L-200 Material Plan
    - xxxvii. L-400 Tree Plan

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- xxxviii. L-410 Understory Plan
- xxxix. L-600 Site Plan
  - xl. L-610 and L-620 Site Sections
  - xli. L-700 and L-710 Typical Details
  - xlii. A-100 through A-104 Floor Plans
  - xliii. A-300 and A-301 Building Elevations
  - xliv. A-320 and A-321 Building Sections
  - xlvi. S-501 Retailing Wall Detail
  - xlvi. S-505 Typical Details
  - xlvi. LL-010 Site Lighting Plan
  - xlvi. LL-011 Site Lighting Photometric

16. The following conditions must be met before the Mayor may sign the approved Site Plan ("Final Site Plan"):
  - i. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of October 12, 2021, resolution of the Village Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Village Board, shall void this approval."
  - j. The Village Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.
  - k. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board.
  - l. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board and Village Board review of this application.
17. Force and Effect:
  - e. No portion of any approval by the Village Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Village Board and (3) the final site plan signed by the Village Board has been filed with the Land Use Officer.
  - f. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.
18. Landscaping:
  - c. In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a

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financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.

- d. All landscaping on the Approved Plans shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first and second year of installation. Individual species that do not survive beyond the first and second year shall be replaced at the beginning of the next growing season with another native species suitable for the site conditions.

19. **Commencing Work:** No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable State and Village Codes.
20. **Issuance of Certificate of Occupancy:** No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.
21. **Escrow.** Applicant shall maintain escrow during construction in an initial minimum amount of \$5,000 with an ongoing obligation to replenish the account at any point when the balance shall reach or fall below \$1,500.

<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

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**Courtesy of the Floor**

The following people addressed the Board: Ron Vincent/8 Pietro Place; and Village Justice David Koenigsberg.

Mr. Leins reported on the status of the Pietro Place drainage.

Ms. Dickson said she has been working on a draft to update the residency requirement for public officers.

**Discussion Items:**

**Update on SAM Grant Projects for new sidewalks on Washington Avenue and Walgrove Avenue**

The Office of the Village Administrator sent the following memorandum dated October 7, 2021 to Mayor Rossillo and the Board of Trustees:



## Village of Dobbs Ferry

**Mayor**

Vincent Rossillo

**Board of Trustees**

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



**MEMORANDUM**

**Village Administrator**

Richard Leins

**Village Treasurer**

Jeff Chuhta

**Village Clerk**

Elizabeth Dreaper

**Village Justice**

David Koenigsberg

**From:** Office of the Village Administrator

**To:** Mayor Rossillo and the Board of Trustees

**Re:** Review of proposed sidewalks on Washington Avenue and Walgrove funded by SAM grant

**Date:** October 7, 2021

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In June 2020, Assemblymember Tom Abinanti's office invited the Village to apply for a \$250,000 grant to make improvements for pedestrians in Dobbs Ferry. The Village Administrator submitted a proposal to add a sidewalk on Washington Avenue between Belden Avenue and Maple Street, and to replace a deteriorated sidewalk on Walgrove Avenue leading to Springhurst Elementary School. A request for a sidewalk in front of the Embassy Center on Palisade Street was also included in the proposal, but that request has been removed as the sidewalk has already been completed and funded.

At this time, we would like the Board to approve moving forward with the two sidewalk projects as we are at the stage in the grant process when we will be accepting the funds and therefore bound to the projects as described. We will be required to complete the work by the end of 2022. We are not asking the Board to identify additional projects or sites because that is not an option at this stage in the process, but rather to approve accepting the funds and moving forward with the projects at all.

Attached to this memo are photos and maps of the site and current conditions.

**Washington Avenue sidewalk:** A sidewalk installation on Washington Avenue was identified as a short/medium term goal in the 2016 Pedestrian Safety Study funded by a PTSA Safe Routes to School grant "to provide a more direct route to the golf course and the Dobbs Ferry Middle/High School," for students. The sidewalk is also one of the Traffic Committee's top priorities for 2021. In addition to making the route to school safer for students, adding a sidewalk to Washington will improve safety for all community members who attend games and events at Gould Park and find themselves, especially after dark, having to walk along the busy roadway to get back to their vehicles or walk home. There are four single family homes adjacent to the proposed sidewalk, and these homeowners will have to accept responsibility for sidewalk maintenance going forward as required by Village code. There are also a number of large mature trees that will need to be removed to accommodate the sidewalk and ensure that it is ADA compliant. The sidewalk installation can include planting new street trees much like those that appear along the Washington Avenue sidewalk adjacent to Gould Park.

**Walgrove Avenue sidewalk replacement:** The stretch of sidewalk from the driveway of 145 Walgrove Avenue to the entrance driveway for Springhurst Elementary School is in a severe state of disrepair and is not ADA compliant. This is a critical path to school for children and families and parents have been complaining

## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

about the state of repair of the sidewalk for years. Village code requires that property owners maintain sidewalks adjacent to their property, but this long stretch of sidewalk is owned by the Springhurst Park Homeowners Association and the Village has tried repeatedly to get the Association to maintain and repair the sidewalk without success. This is a key route for children and families walking to school and the replacement project would bring the sidewalk up to code compliance. Given the length of sidewalk and its importance for children walking to school, the grant affords an opportunity to fix this ...

We look forward to your feedback on whether to accept funds for these two sidewalk projects.

WASHINGTON AVENUE SIDEWALK INSTALLATION





**WALGROVE AVENUE REPLACEMENT**



**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

Mr. Leins said this is a SAM Grant, for \$250,000.00 and it came from the efforts of Assemblyman Tom Abinanti's office.

Ms. Joanne Sold from Assemblyman Abinanti's office was present. Ms. Sold said Assemblyman Abinanti is pleased to have been able to obtain these monies. Ms. Sold said if there are any concerns along the way with the SAM process their office is always available to help in any way they can.

Mr. Leins thanks Assemblyman Abinanti and Ms. Sold for their good efforts and for working with the Village. Mr. Leins said this is to replace the existing sidewalks on Walgrove Avenue and install sidewalks on a portion of Washington Avenue.

Mayor Rossillo said he is concerned about the Springhurst Park Homeowner Association's responsibility and wanted to know what we do to make the Homeowner's Association responsible for maintaining sidewalks.

Mr. Leins said Mr. Manley has made numerous efforts to try to impose upon them their obligation to maintain their sidewalks to no avail.

Mayor Rossillo said going forward he would like us to impose fines and bring them to court and get judgements against them, or liens, for the Homeowner's Association to be responsible for maintaining their sidewalks.

Mayor Rossillo acknowledged receipt of an e-mail from Rob Baron dated October 12, 2021.

Mr. Leins addressed questions from the Board.

The Board agreed that they want to move forward on this.

**Presentations: Site plan application for property at 417 Broadway (Sacred Heart Church)**

Ms. Dickson asked if the applicants were present and they were not.

Mayor Rossillo said we will take this item off the agenda and the application will be continued to the next meeting of the Board on October 26, 2021.

**Consider resolution to ratify Stipulation of Agreement with Local 456 International Brotherhood of Teamsters and authorize the Mayor to execute Collective Bargaining Agreement for the period of June 1, 2020 to May 31, 2024**

Mr. Leins discussed the proposed Stipulation of Agreement with Local 456 International Brotherhood of Teamsters.

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

**RESOLUTION 126-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES TO RATIFY STIPULATION OF AGREEMENT WITH LOCAL 456 INTERNATIONAL BROTHERHOOD OF TEAMSTERS AND AUTHORIZE THE MAYOR TO EXECUTE COLLECTIVE BARGAINING AGREEMENT FOR THE PERIOD OF JUNE 1, 2020 TO MAY 31, 2024**

## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

WHEREAS, the Village of Dobbs Ferry (“Village”) and Local 456, International Brotherhood of Teamsters (“Teamsters”) engaged in good-faith negotiations to arrive at a successor contract to their collective bargaining agreement that expired on May 31, 2020; and

WHEREAS, the Village and Teamsters arrived at an agreement for a successor contract in the form of the attached Stipulation of Agreement dated September 7, 2021 and executed by the Interim Village Administrator on September 7, 2021 (“Agreement”); and

WHEREAS, the Village has been notified by Teamsters counsel that the Agreement was successfully ratified by the Teamsters membership,

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby approves and ratifies the attached Agreement executed by the Interim Village Administrator on September 7, 2021, including all terms set forth therein.

BE IT FURTHER RESOLVED that the Village Mayor is hereby authorized to execute a new collective bargaining agreement consistent with the terms of the prior collective bargaining agreement and Agreement when such document has been prepared and finalized.

**STIPULATION OF AGREEMENT** (“Stipulation”) made and entered into this 7<sup>th</sup> day of August, 2021, by and between the negotiating committees for the Village of Dobbs Ferry (“Village”) and Local 456, International Brotherhood of Teamsters (“Teamsters”).

WHEREAS, the Village and Teamsters have engaged in negotiations in good-faith in an effort to arrive at a successor contract to a collective bargaining agreement that expired on May 31, 2020 (“Agreement”); and

WHEREAS, the Village and Teamsters have arrived at a tentative agreement for a successor contract,

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Village and Teamsters hereby stipulate and agree as follows:

1. The provisions of this Stipulation are subject to ratification by the Teamsters membership (for the Dobbs Ferry bargaining unit) and Village Board of Trustees.
2. The signatories below and/or any members of the parties' respective negotiating committees agree to recommend, support, and vote for, this Stipulation for ratification.
3. A copy of this original document has been furnished to representatives of the Teamsters.
4. All proposals not covered herein made by either the Village or Teamsters during the course of negotiations, discussions or mediation shall be deemed dropped.
5. The language of all parts of this Stipulation shall be construed as a whole, according to its fair meaning, and not strictly for or against either party, regardless of by whom it was drafted.
6. The provisions of the prior Agreement shall be carried forward, except as modified below.
7. Unless otherwise noted, all dates involving the length of the successor contract shall be conformed to the duration of the negotiated successor contract.
8. Unless otherwise noted, all changes shall be prospective from the date of full/final ratification of this Stipulation.
9. The duration of the successor contract shall be from June 1, 2020 through May 31, 2024.



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10. Article II(1) & Schedule "A" – Salaries – Change to reflect annual base salary increases in accordance with the following percentage increases:

Effective June 1, 2020 – 2.25% (including back pay retroactive to June 1, 2020)

Effective June 1, 2021 – 2.50% (including back pay retroactive to June 1, 2021)

Effective June 1, 2022 – 2.50%

Effective June 1, 2023 – 2.75%

11. Article IV – Personal Leave – Effective June 1, 2021, add one (1) personal leave day for a maximum of six (6) days during any fiscal year, of which three (3) days shall be granted for the specific reasons outlined in Section 1(b)(1)-(5). Change all references to five (5) personal days to six (6) personal days throughout Article IV.

12. Article VIII – Vacations – Add the following new paragraph:

Effective January 1, 2022, vacations shall be granted in accordance with the following schedule:

<u>Length of Service</u>	<u>Vacation Time Due</u>
6 months continuous service	5 working days
1 year continuous service	15 working days
10 years continuous service	20 working days
20 years continuous service	25 working days

13. Article IX(1) – Hospital/Medical Insurance – Add the following new subsection "D":

Employees hired on or after [the date of final ratification of this Stipulation] shall pay fifteen percent (15%) of the annual premium for health insurance for the plan in which they are enrolled (individual or family) for the first twenty-four (24) months of employment. Upon reaching twenty-four (24) months of employment, the employee shall then pay eighteen percent (18%) of the annual premium for health insurance for the plan in which they are enrolled (individual or family) while actively employed and in retirement.

14. Article XI – Longevity – Add the following new paragraph:

Effective June 1, 2021, the schedule is amended as follows:

After 10 consecutive years:	\$1,200
After 15 consecutive years:	\$1,300
After 20 consecutive years:	\$1,400

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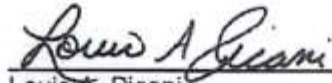
After 25 consecutive years: \$1,500

15. Article XIV – Uniforms – Effective June 1, 2021, increase from \$650 per year to \$700 per year.

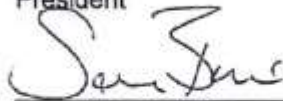
IN WITNESS WHEREOF, the Village and Teamsters have hereunto set their hands and acknowledge that this Stipulation may be executed in more than one counterpart, each of which shall be deemed an original, but all of which shall constitute the same instrument, and that a fully-executed copy of this Stipulation (including hard copies, facsimile and electronic (PDF) copies) shall have the same force and effect as the original.

LOCAL 456, I.B.T.

VILLAGE OF DOBBS FERRY

  
Louis A. Picani 8/20/2021  
President (Date)

  
Richard A. Leins 9/12/21  
Interim Village Administrator (Date)

  
8/24/21  
(Date)

  
8/24/21  
(Date)

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(Date)

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(Date)

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MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

**Resolutions:**

**Resolution to ratify Stipulation of Agreement with Local 456 International Brotherhood of Teamsters and authorize the Mayor to execute Collective Bargaining Agreement for the period of June 1, 2020 to May 31, 2024**

Resolution was adopted after the discussion.

**Resolution approving rate increases and other benefits to non-union employees and Department Heads**

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

**RESOLUTION 127-2021**

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES REGARDING  
CHANGES IN TERMS AND CONDITIONS OF EMPLOYMENT FOR DEPARTMENT HEADS  
AND NON-UNION EMPLOYEES**

**WHEREAS,** Local No. 456, International Brotherhood of Teamsters approved a Stipulation of Agreement on August 20, 2021 for a successor contract to their collective bargaining agreement that expired May 31, 2020 (the “Stipulation of Agreement”; and

**WHEREAS,** the Stipulation of Agreement covers the period of June 1, 2020 to May 31, 2024; and

**WHEREAS,** the Village Board approved the Stipulation of Agreement at its meeting held on October 12, 2021; and

**WHEREAS,** the Village Board has decided to apply the same changes in terms and conditions of employment contained in the agreement with the Teamsters to the Department Heads and Non-Union employees; and

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**WHEREAS,** these changes will supersede the terms of the Employee Handbook only as specifically set forth below and the Handbook will be modified accordingly,

**NOW, THEREFORE, BE IT RESOLVED,** that the terms and conditions of employment of the Non-Union employees and Department Heads will be modified only as specifically set forth below:

- The annual wage rates in the salary schedules shall be increased as follows:
  - Effective June 1, 2020 – two and one-quarter (2.25%) percent;
  - Effective June 1, 2021 – two and one-half (2.50%) percent;
  - Effective June 1, 2022 – two and one-half (2.50%) percent
  - Effective June 1, 2023 – two and three-quarter (2.75%) percent

- Article IX, HOSPITAL/MEDICAL INSURANCE – Amend to provide as follows:

“Section 1: The Village shall continue to pay the full cost of the medical plan provided to employees and their eligible dependents and such payment shall be continued for retired employees and their eligible dependents, but such coverage for any retired employee and his/her eligible dependents shall be suspended while such employee is equally covered through other employment, except as follows: (A) active employees hired prior to August 31, 2012 will pay two percent (2%) of their Annual Base Salary toward the cost of Health Insurance coverage each year until their date of retirement; and (B) employees hired on or after September 1, 2012 and before March 22, 2016 shall pay ten (10%) percent of the annual premium for Health Insurance for the plan in which they are enrolled (individual or family) while actively employed and in retirement; (C) employees hired on or after March 22, 2016 shall pay fifteen (15%) percent of the annual premium for health insurance for the plan in which they are enrolled (individual or family) while actively employed and in retirement; and (D) employees hired on or after October 12, 2021 shall pay fifteen percent (15%) of the annual premium for health insurance for the plan in which they are enrolled (individual or family) for the first twenty-four (24) months of employment. Upon reaching twenty-four (24) months of employment, the employee shall then pay eighteen percent (18%) of the annual premium for health insurance for the plan in which they are enrolled (individual or family) while actively employed and in retirement.”

- Article XI, LONGEVITY – Amend to provide as follows:

Effective June 1, 2021, the schedule shall be amended as follows:

- After 10 consecutive years: \$1,200;
- After 15 consecutive years: \$1,300;
- After 20 consecutive years: \$1,400;
- After 25 consecutive years: \$1,500;

- Article XXI, TERM – Amend to provide as follows:

“This Agreement shall continue in effect from June 1, 2020 to May 31, 2024”

**BE IT FURTHER RESOLVED** that this Resolution shall have an effective date of October 12, 2021.

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 5	NAY: 0	ABSTAIN: 0	RECUSE: 0	ABSENT/EXCUSED: 2
RESULT:	MOTION PASSES				

**Resolution for site plan application for property at 417 Broadway (Sacred Heart Church)**

No one was present to represent the application.

The application will be continued to the next meeting of the Board on October 26, 2021.

**Resolution for site plan approval for 185 Ashford Avenue**

Resolution was adopted after the discussion.

**Resolution for site plan approval for 100 Danforth Avenue**

Resolution was adopted after the discussion.

**Resolution for site plan approval at The Masters School campus at 49 Clinton Avenue**

Resolution was adopted after the discussion.

**Resolution to approve the audit of claims as submitted and recommended by the Village Treasurer**

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

**RESOLUTION 128-2021**

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

BE IT RESOLVED, that the Board of Trustees hereby approves Claims Audit #1 of October 2021 as presented by the Village Treasurer:

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<b><u>Fund Distribution</u></b>	<b><u>Audit # 1</u></b>	<b><u>Total Claims</u></b>
A-General Fund	\$ 405,169.12	\$ 405,169.12
CD-Special Grant Fund	316.03	\$ 316.03
CM-Special Purpose Fund	-	\$ -
ES - Enterprise Sewer Fun	1,209.50	\$ 1,209.50
H-Capital Fund	-	\$ -
L- Library Fund	3,251.53	\$ 3,251.53
T-Trust & Agency Fund	3,768.75	\$ 3,768.75
<b>Grand Total</b>	<b>\$ 413,714.93</b>	<b>\$ 413,714.93</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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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
<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>				

**Minutes: September 14, 2021**

Motion by Trustee Daroczy, seconded by Trustee Patino to approve the meeting minutes of September 14, 2021 as submitted.

MAYOR ROSSILLO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
DEPUTY MAYOR CASSELL	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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
<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>				



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**Minutes: September 28, 2021**

Motion by Trustee Knell, seconded by Trustee Daroczy to approve the meeting minutes of September 28, 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

**Trustee Liaison Reports:**

**Planning Board: October 7, 2021**

No report.

**Ad-hoc Committee Reports**

Trustee Daroczy reported on the Human Rights and Diversity Committee.

Trustee Knell reported on the Downtown Committee.

**Announcements**

Mayor Rossillo said the Road to Freedom march is on October 17, 2021 at 1:00 p.m. and that the March starts at Gould Park.

Trustee Taylor said the RiverArts Studio Tour is going to be on October 23, 2021 in all of the rivertowns.

Mayor Rossillo acknowledged receipt of the following e-mails on the proposed cannabis legislation:

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

- E-mail dated October 6, 2021 from Ziya Danishmend (1 page)
- E-mail dated October 6, 2021 from Peter Regan (1 page)
- E-mail dated October 6, 2021 from Michelle Adams (1 page)
- E-mail dated October 7, 2021 from Joe Stutz (1 page)
- E-mail and attachment dated October 8, 2021 from Patricia Turken (2 pages)
- E-mail dated October 9, 2021 from Jason Gluck (1 page)
- E-mail dated October 10, 2021 from Diane Taylor (1 page)
- E-mail dated October 10, 2021 from Kathy Dean (1 page)
- E-mail dated October 11, 2021 from Madeleine Green (1 page)
- E-mail dated October 12, 2021 from Mark Stern (1 page)
- Copy of letter from Eric A. Voth, MD published in the WSJ, submitted by Madeleine Green (1 page)

**Liz Dreaper**

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**From:** Ziya Danishmend <zdanishmend@mac.com>  
**Sent:** Wednesday, October 6, 2021 7:52 PM  
**To:** Liz Dreaper  
**Subject:** Comment to Cannabis Forum

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

Hello,

My name is Ziya Danishmend and I live on 14 Cedar Street in the middle of Dobbs Ferry. I agree with Ali Moss. I have lived in Dobbs Ferry since 2014 and I have seen downtown Dobbs struggle to attract shops and stores. It is indeed moribund. I can no longer count how many stores I have seen open and closed since I lived here. It is sad.

Do we need another pizza shop or nail parlor? Why not consider a well run dispensary?

I have two kids who went to school here. I urge the board to seriously consider the matter at hand. The science and research at hand show that alcohol is far worse. There have been decades and decades of research to support my statement. Alcohol is far worse. And the benefits of marijuana are far better.

There are no liquor stores here who would even think to pay the same amount of taxes that a dispensary would have to pay. The economic benefits will far outweigh another pizza store or a nail parlor or a bar with rowdy patrons - and I can name a few of those here in downtown Dobbs.

Please seriously consider what Ali Moss said. This town needs a reboot. And this is one way to do it.

Thank you,

-Ziya

Ziya Danishmend  
<http://www.danishmend.com>  
917-693-1604

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Liz Dreaper**

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**From:** Peter Regan <reganpeterj@gmail.com>  
**Sent:** Wednesday, October 6, 2021 7:54 PM  
**To:** Liz Dreaper  
**Subject:** Cannabis Zoom Forum Comment

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

+1 for Ali Mosses comments & statements.

I wholly agree with everything that she and her subsequent speaker had said.

To add further - if we look at current inventory for available commercial / retail spaces to rent in the downtown area and other zones within the village bounds, you will see it's highly implausible that our small beautiful town could ever be overrun with dispensaries &/or consumption bars.

We can still regulate and stop that small handful of conglomerate distribution & grow corps. from opening up a large scale chain McDispensary store. One or two discretely signed pot shops on Main St will most definitely be boutique and opened by local entrepreneurs. It will be wonderful.

- 2 Main St - Peetie

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My very best,

Peter J Regan  
Freelance Location Scout  
Member IBT Local 817  
cell: (917) 536-5910  
[email: reganpeterj@gmail.com](mailto:reganpeterj@gmail.com)



## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

**Liz Dreaper**

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**From:** Michelle Adams <michelledianeadams@gmail.com>  
**Sent:** Wednesday, October 6, 2021 8:38 PM  
**To:** Liz Dreaper  
**Subject:** Presentation for consideration by the BOT

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

Hi Liz--

In response to my comments at the Cannabis forum tonight, and on behalf of our business in Dobbs Ferry (Harper's), I would like for the BOT to listen to this full webinar hosted by the Business Council of Westchester with Andrew Schriever, lawyer with Cuddy and Feder.

<https://youtu.be/BDaeFrABhjk>

It is extremely informative in regards to the history and use of Cannabis, from a legal and factual position. I played them a 5 minute excerpt from about 18 minutes on, but I strongly suggest they listen to the entire presentation.

Thank you!  
Michelle

**Liz Dreaper**

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**From:** Joe Stutz <Joestutz@verizon.net>  
**Sent:** Thursday, October 7, 2021 3:13 PM  
**To:** Liz Dreaper  
**Subject:** Cannabis Dispensaries

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

Dear Ms. Dreaper,

I am writing to express my support for Dobbs Ferry's opting in to hosting cannabis dispensaries.

There has been a lot of talk about people roaming the streets getting high and causing safety issues in town. But there's been very little talk about the substantial benefits to residents of having the opportunity to access safe, regulated cannabis.

I am 74 years old and have severe arthritis in my hands. I use cannabis rub to relieve the pain. I also have difficulty sleeping and use cannabis tincture occasionally to help. And, yes, occasionally I take a toke or two to relax and listen to music. Having a dispensary in town would be a huge convenience to me and many others like me.

We have a beach house in Massachusetts, and that's where I currently purchase cannabis--legally. With no fuss and no problems. People use the dispensary just like a Stop & Shop. They go in, make a purchase, and go home. And every time I hand over 25% tax to Massachusetts, I wish that I could be paying that money to NY, and even to Dobbs Ferry.

Marijuana does not make people aggressive. It has substantial health benefits. The number of people who currently use it is huge, but most of those people are getting it from illegal, unregulated dealers. It seems to me that that is where the safety issue is. Let's make cannabis safe, help our downtown, and bring some funds into our coffers.

Joseph Stutz

36 Bellewood Avenue

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Liz Dreaper**

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**From:** Patricia Turken <pturken@hotmail.com>  
**Sent:** Friday, October 8, 2021 6:58 PM  
**To:** Liz Dreaper  
**Subject:** Community Forum on Cannabis Legalization - comments  
**Attachments:** Screen Shot 2021-10-08 at 6.29.18 PM.png

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

Board of Trustees of Dobbs Ferry,

Cannabis use is now legal in New York since the passage of the Marijuana Regulation and Taxation Act (MRTA) in March 2021, therefore our village should uphold the law and embrace new business owners who wish to operate their businesses in this regard.

*... "The Village will need to decide whether to opt out of allowing retail sales (think of a liquor store for marijuana), on-site consumption (think of a bar, but for marijuana), or both".*

I disagree with the Village's inaccurate comparison of a bar which sells alcohol to on-site consumption of marijuana. First of all it's Cannabis products and not just Marijuana, and I'm not sure that we can compare the frequent drunken brawls that occur outside a certain bar on Main Street, which often require police intervention, to some passive Cannabis users who may also be in need of medical grade products and will most likely not be consuming the product on-site.

Also, there was a typo in the mayor's most recent newsletter 10/8/21 (see attached screengrab).

Respectfully,

Patricia Turken  
191 Broadway  
Dobbs Ferry, NY 10522





## Message from the Mayor

The Eagles won their Homecoming match last Saturday against Albert Magnus High School. The score was 49-21. I was glad to be there for the game, and for the ceremony honoring David "Scotty" Shevlin. Scotty, as he was known, was the announcer for Eagles games for 47 years until he passed away last year. He was a beloved member of the community, not only for his recognizable brogue and memorable catchphrases, but for his dedication to the Village, his volunteerism, and his service. The Board and I were very happy to support the efforts of the David "Scotty" Shevlin Day Committee to erect a plaque at Gould Park in his honor. And we weren't the only ones celebrating Scotty on Saturday. The County also issued a Proclamation in his honor which was presented by Mary Jane Shimsky who fondly remembered his many kindnesses at senior events, and how he would always make you feel better in his presence. Let's all continue to take inspiration and celebrate those among us who contribute to our community's betterment. Thanks to Mark Leggiero, Abby Connett, Betsy Gelardi, and the rest of the Committee for bringing this effort to fruition.

In more serious news, we have some important decisions to make about whether to opt in or out of allowing retail sales of cannabis in our Village now that it is illegal. Thanks to all who contributed to last Wednesday's Community Forum. We are interested in hearing from anyone who has an opinion or information or research to contribute on the matter. There will be other opportunities at future meetings, but you may also contribute comments in writing to our Village Clerk (see info below) and she will get them to the Board. Thank you for all who engage with us on these important issues. We represent this entire Village, and we value hearing from you.

Speaking of democratic voice, elections are coming this November 2nd, and today is the last day to register to vote. More information below, but you can visit the County's [Board of Elections](#) website as well. We will be hosting an Early Voting site again at Village Hall. I can guarantee, you won't see the lines that we saw last year, so take advantage of the opportunity if you can.

Go Eagles!

Vincent Rossillo  
Village Mayor



**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Liz Dreaper**

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**From:** Jason Gluck <jason\_gluck@hotmail.com>  
**Sent:** Saturday, October 9, 2021 10:32 AM  
**To:** Liz Dreaper  
**Subject:** Cannabis Dispensary

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

Dear Village Clerk Dreaper,

I would like to add my voice to those supporting having a cannabis dispensary in Dobbs Ferry. My support for this is based on the following:

1. Dobbs needs the extra money from the 4%. We. Need. This. Money. I have no idea how the Board/Mayor/etc will spend it. But I know there are so many needs and we'll be glad we'll have it. For me, it would take a compelling reason to turn down that money. And I haven't heard one.
2. Instead, we hear data-less fear. And I get that. Change is scary. But all the data - empirical and anecdotal - leads to the conclusion that we are not going to see crime go up in Dobbs as a result of a dispensary. First, criminals don't buy and large by their drugs at state sanctioned stores where the cost is higher and the cameras/registration/ID means it is cheaper and easier to buy drugs elsewhere.
3. Plus, the states/towns where there are dispensaries have not reported increases in criminal activity - from robberies to simple loitering, it's just not an issue. I grew up in Michigan, where dispensaries are everywhere. They are simple walk up shops. Buy your goods and move on.
4. Given the money that is at stake I believe the burden is on those against to show data to support their fears. No data has been provided, that I'm aware of.

Therefore, I support a dispensary.

Thank you.

Best,  
Jason Gluck  
152 Broadway, Unit 8  
Dobbs Ferry, NY 10522  
202-251-3436

**DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT**

**Liz Dreaper**

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**From:** Diane F. Taylor <dianefloodtaylor@aol.com>  
**Sent:** Sunday, October 10, 2021 12:33 PM  
**To:** Liz Dreaper  
**Subject:** Cannabis

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

Dear Ms. Dreaper,

I am writing to urge the Board of Trustees to **not opt-out** of allowing cannabis to be sold in Dobbs Ferry.

In my view, allowing for permits to be issued to establishments for on-premises consumption of cannabis products, similar to permitting wine and liquor sales at a bar or restaurant, and a dispensary to sell cannabis infused products, comparable to a wine or liquor store, would be advantageous to our Village.

Practically speaking, those who prefer cannabis will purchase it and use it. In my opinion, regulating the sale and use of cannabis products and benefitting from the tax revenue associated with its sale, are advantageous.

If Dobbs opts-out, at a time when our businesses are struggling to recover from the economic downturn associated with COVID, it would drive business away from local restaurants/establishments and send patrons to nearby villages/towns who will sell cannabis infused products.

The sale of cannabis in Dobbs will help our local economy. I urge you to not opt-out of the NYS law.

Thank you for relaying my opinion to the Board.

Very truly yours,  
Diane Flood Taylor  
38 Oliphant Ave  
Unit 2  
Dobbs Ferry, NY 10522

## DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

**Liz Dreaper**

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**From:** Kathy Dean <kathydean64@gmail.com>  
**Sent:** Sunday, October 10, 2021 5:33 PM  
**To:** Vincent Rossillo; Donna Cassell; Liz Dreaper  
**Subject:** Proposal for Marijuana Distribution Centers in Dobbs Ferry

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

Dear Mayor Rossillo and the Board of Trustees,

Earlier this week I listened as citizens voiced their opinions on the benefits and deficits of Marijuana Distribution Centers in Dobbs Ferry. I am opposed to allowing Distribution Centers here for the following reasons:

1. We have not done a good job keeping alcohol from children, will we do any better with marijuana? Dobbs Ferry has big problems with alcohol and other drug use by underage youth. Why would we give youth the message that marijuana use is okay? It is a gateway drug.
2. I spent my career working in psychiatric hospitals and saw first hand the effects of marijuana use in young people with a predisposition to mental illness. Again, why give the message to our young people that using mind altering drugs is okay? There is no such thing as a benign drug. Marijuana use brings social problems to a community.
3. I understand that the Marijuana is legal in NY State but I believe that the larger cities are better equipped to deal with the social problems that will accompany the Distribution Centers. Why would any community opt in at the very beginning of this experiment especially one as small as Dobbs? Wait and see what happens elsewhere.

Thank You,  
Kathy Dean  
64 Maple Street

**Liz Dreaper**

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**From:** Madeleine Green <madeleine.green2@gmail.com>  
**Sent:** Monday, October 11, 2021 1:56 PM  
**To:** Liz Dreaper  
**Subject:** Marijuana Forum

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

I would hope that our village would opt out of Marijuana in our village. So many Middle and High School children know how to get their hands on Vaping and Marijuana better than many adults. There has been an ongoing problem with children and vaping. I would not like to see it right under their noses in our back yard. It is bad enough that they may be able to travel to other villages. There are enough adults lingering around willing to sell to kids. I have had first hand experience with this problem and would like to send an article that was sent to me by a Doctor. Will bring it to the office Thank you for your consideration

--

Madeleine Green  
16 Rayson Lane, DF



### What Proponents of Legal Marijuana Forget to Mention

The letter supporting marijuana legalization from Paul Armentano of the National Organization for the Reform of Marijuana Laws ("Decriminalizing Marijuana Doesn't Address the Problem," Aug. 27) completely ignores the medical consequences, suffered throughout the nation, of enhancing access to marijuana.

→ There exists clear medical evidence of increased psychiatric difficulties with marijuana use, including violence, psychosis, schizophrenia, manic episodes, worsening depression and suicide. Traffic fatalities increase with marijuana-law liberalization, and now there is clear evidence for increased opiate overdoses linked to enhanced marijuana availability.

Other medical consequences such as uncontrolled vomiting episodes (Cannabis hyperemesis syndrome) and cardiac complications are becoming recognized, as marijuana becomes far more potent than the ditch-weed of 40-to-50 years ago. This carnage underpins a huge, well-organized marijuana industry that seeks to profit on the suffering of the public, exactly as we saw with the tobacco industry.

I hope the federal efforts to legalize marijuana will wake people up to the serious consequences of marijuana use, and states will start rolling back or, at minimum, tightening marijuana statutes.

ERIC A. VORN, M.D.  
*The International Academy on the  
Science and Impact of Cannabis*  
Fairfax, Va.

Letters intended for publication should be emailed to [wqj.ltrst@wqj.com](mailto:wqj.ltrst@wqj.com). Please include your city, state and telephone number. All letters are subject to editing, and unpublished letters cannot be acknowledged.



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**Adjournment**

Motion by Trustee Daroczy, seconded by Trustee Knell 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" 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: 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>				

The meeting adjourned at 8:43 p.m.