



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JUNE 9, 2020

AGENDA ITEM SECTION: PUBLIC HEARING

AGENDA ITEM NO. : 1

AGENDA ITEM: PUBLIC HEARING FOR REVIEW OF THE APPLICATION OF 41 CEDAR STREET

ITEM BACKUP DOCUMENTATION:

1. PUBLIC HEARING LEGAL NOTICE
2. LETTER DATED MAY 18, 2020 FROM MS. LINDA B. WHITEHEAD/McCULLOUGH, GOLDBERGER & STAUDT LLP TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
3. SAVATREE CONSULTING GROUP: CEDAR COMMONS TREE AND SHRUB ASSESSMENT
4. LETTER DATED MAY 1, 2020 FROM MR. THOMAS KOHANY/PROJECT ENGINEER TO MR. GEORGE POMMER/VILLAGE CONSULTING ENGINEER
5. STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS: 41-45 CEDAR STREET, DOBBS FERRY, NEW YORK
6. PLANS/DRAWINGS FOR CEDAR COMMONS 41-45 CEDAR STREET



VILLAGE OF DOBBS FERRY

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

PLEASE TAKE NOTICE that a public hearing will be conducted virtually before the Village Board of the Village of Dobbs Ferry, 112 Main Street, Dobbs Ferry, New York 10522 on June 9, 2020 at 6:30 p.m., or as soon thereafter as the matter may be heard, for review of an application for site plan approval for a project consisting of a mixed use building containing fifteen residential units, two of which will be restricted as affordable, and approximately 2,000 square feet of retail space, on-site parking and related improvements on property located at 41 Cedar Street (a/k/a 43-45 Cedar Street).

In-person attendance is prohibited due to the declaration of a COVID-19 statewide emergency by the Governor's Executive Order No. 202 on March 7, 2020. All interested parties are invited to be heard using Zoom, a web-based videoconferencing service: Webinar ID 205 957 953, Password: 309361. Copy/paste the following link: <https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzQUZoVzROUT09> -or- by Telephone: 1 929 205 6099 during the hearing.

The Village Board of Trustees will also accept written comments forwarded in advance to ldreaper@dobbsferry.com. The application documents may be reviewed and further details on public participation can be found online at the Village of Dobbs Ferry website, www.dobbsferry.com

BY ORDER OF THE BOARD OF TRUSTEES

Dated: June 5, 2020

Elizabeth Dreaper
Village Clerk

McGULLOUGH, GOLDBERGER & STAUDT, LLP
ATTORNEYS AT LAW
1311 MAMARONECK AVENUE, SUITE 340
WHITE PLAINS, NEW YORK

10605

(014) 940-6400

FAX (014) 940-2510

WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH, JR.
JAMES STAUDT
LINDA B. WHITEHEAD
SETH M. MANDELBAUM

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

CHARLES A. GOLDBERGER
COUNSEL



FRANK S. McCULLOUGH (1905-1998)
EVANS V. BREWSTER (1920-2005)

May 18, 2020

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

Re: Cedar Commons – 41 Cedar Street

Dear Mayor Rossillo and Members of the Board:

This firm represents Cedar Commons, LLC, the owner of the property located at 41 Cedar Street (a/k/a 43-45 Cedar Street) (the "Property"). We are writing to follow up on the discussion at your March 10, 2020 meeting at which you opened the public hearing on the application. As you will recall, our client proposes to demolish the existing retail and residential structures on the Property and construct a new mixed use building with street front retail space, 15 two-bedroom residential units (inclusive of two affordable units), and twenty-four new off-street parking spaces. We are also proposing a pocket park area for outdoor seating, and will be replacing the existing deteriorated sanitary sewer and stormwater pipes serving the South Presbyterian Church to the rear. The Planning Board at its September 5, 2019 meeting and the AHRB at its January 13, 2020 meeting have both reviewed the project and recommended approval. We respectfully request that the Board of Trustees follow the recommendations of the Planning Board and the AHRB and grant site plan approval for the proposed project, after making a negative declaration under SEQRA.

Over the last year, since the project was first presented to you, the project has evolved based upon the review and comments from the Planning Board, the AHRB and the public, to the project that you see before you today, and which was presented to you at your March 10, 2020 meeting. We believe this process was helpful and productive and the project now before you is better and in keeping with the historic character of Cedar Street and the downtown. As requested, we have provided you with an electronic file containing all the plans and studies that were submitted to both the Planning Board and AHRB over the last year. As part of the Planning Board process, the project was also reviewed by the Village consultants, including engineering, traffic and planning. Their comment memos and our responses are also included in what we have provided to you. The most recent responses to the Hahn Engineering comments including updated plans and stormwater report are provided herewith.

Our prior submission to your Board dated February 3, 2020 included a summary of the project, the current plans, and additional information and studies from our consultants. At the March 10, 2020 meeting a question was raised regarding Scheme B originally presented last year. Scheme B differs from the proposed Scheme A in that it includes a partial 4th floor, set back 37.5 feet so as to not be visible from street level. It includes the same 15 two-bedroom units and a slightly smaller retail space. The benefit to the Village of this plan is that the parking is located on the first floor behind the retail space, rather than below ground. The parking is still fully screened from view. This significantly reduces the extent of site disturbance and excavation and therefor also reduces the construction timeframe and the construction impacts. We have submitted to you for this meeting updated plans for Scheme B including all the architectural details shown on the drawings approved by the AHRB for Scheme A. We are also providing a conceptual stormwater plan for Scheme B. This plan, like Scheme A, meets the goals of the Vision Plan and the Design Guidelines, and complies with zoning with the requirement of a special permit for the 4th floor, except that since the parking is not fully enclosed parking setback variances for the rear and one side will be required. We are also developing a virtual reality presentation showing Scheme B as we had shown for Scheme A. We are providing this information to provide the Board with the option to approve either plan.

Issues regarding trees on the property and immediately adjacent on the Zion Episcopal Church property were also raised at the March 10 meeting. Our client retained SavATree Consulting Group ("SavATree"), certified arborists, to visit the site and provide a report on the trees in the areas in question. The arborist also summarized the bushes and other vegetation as there are significant bushes in the area. A copy of the arborists report is included herewith. The concern raised is that trees would be removed, including trees on the Church side of the property line which would be impacted by the construction of the proposed retaining wall. There was also a concern that this would create a visual impact on Zion Church. As we have indicated, all vegetation in the area of the property line on the Property will need to be removed to allow for the installation of the new utilities for the South Presbyterian Church and the Property, as well as to allow for the proposed pocket park. A landscape plan for this area has been submitted. As set forth in the SavATree report, all the trees being removed in this area are in poor or fair condition or dead. Most are also invasive species and inappropriate for the area. The new landscaping utilizing native species will present an improvement over the current conditions. On the Zion Church property in the area potentially impacted by construction, two significant trees were identified. One is a 32" diameter at breast height ("dba") sugar maple, the most dominant tree. SavATree indicated this tree is already dead and is in fact dangerous and should be removed. The other large tree is a 25" dba Norway Maple. This tree is also dead, and is an invasive species. Our client has made efforts to discuss this issue and others with representatives of the Zion Church, but has been unsuccessful. A copy of the SavATree report has been provided to Zion Episcopal Church. Again, the Applicant has proposed a landscape treatment using native species that will enhance the visual quality of this portion of the site.

Comments were also raised by the Village Board at the March 10 meeting regarding traffic and the need for review by a traffic consultant. We note that a comprehensive traffic and parking study was prepared by Provident Design Engineering ("PDE") as part of the Planning Board submission

package and was included in the February submission to you. The PDE study indicated the project would result in only a minimal increase in traffic over that currently generated by the uses on the Property. The PDE traffic and parking report was reviewed by Maser Consulting on behalf of the Village. A response to the Maser comments were prepared by PDE. While PDE has provided responses to the comments made by Maser Consulting, we have not yet received a response from Maser, and were advised they had not been requested to provide a response by the Village.

Concerns have also been raised regarding safety of the driveway. Any redevelopment of the Property would require off-street parking – a significant benefit over existing conditions – and therefore require a driveway to access same. The PDE traffic study supports the benefit of providing off-street parking as there will be a net reduction in on-street parking demand of approximately 11 spaces. We have incorporated a number of features in the design to enhance safety for both pedestrians and automobile traffic, including that the sidewalk in front of the garage entrance will be designed with a treatment to create a well-defined crossing area to alert pedestrians and help ensure pedestrian safety. This can be further enhanced with additional safety features such as a pedestrian/vehicle presence alert system, low-profile plantings at the corners of the garage to ensure pedestrians cross further from the garage to improve sight distances, and/or internal signage in the garage alerting drivers of the pedestrian crossing.

With respect to construction related issues raised at the March 10th meeting, we note that all construction in the downtown area has similar concerns and construction impacts are temporary. We will work with the Village to minimize these temporary impacts as best as possible. For projects of this scale and location these issues typically get addressed as part of the building permit application process. There is typically a meeting with the applicant, the Building Inspector and representatives of other Village Departments such as Fire, Police and Public Works. The applicant has reached out to the Building Inspector who has indicated that at the appropriate time he will schedule a meeting with the relevant departments to discuss construction sequencing.

Finally, we are aware of the concerns raised regarding any potential impact on the Zion Episcopal Church. We have presented a number of studies and a virtual reality presentation which all have shown that the proposed building will not block any views of the Church or impact it in any way. The Church building sits approximately 70 feet away from the Property, and at a higher elevation. No views will be obstructed as was reviewed and agreed to by the AHRB in its review of the project. We are updating the virtual reality presentation based upon the tree information and also to reflect Scheme B and will present the update at the Village Board meeting.

The proposed project provides many benefits to the Village of Dobbs Ferry including those set forth in the Vision Plan. Additional residences, including two affordable units, will be provided in the downtown. These new residents will bring significant spending power and add to the vitality of downtown meeting the goals of the Vision Plan. The new construction will be attractive and in keeping with the character of Cedar Street as determined by both the Planning Board and the AHRB. A new pocket park and new landscaping will be provided for the benefit of the Village. Lastly, and of great significance in the current economic climate, the project will generate a significant increase in tax

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revenues to the Village and the school district. All of these benefits are objectives set forth in the Vision Plan.

We would appreciate if the continuation of the public hearing on this matter could be placed on the Village Board agenda for May 26, 2020. We look forward to seeing this exciting project added to the Cedar Street landscape. Thank you for your continued cooperation.

Very truly yours,



Linda B. Whitehead

Enclosures

cc: Cosmo Marfione, BDC Group
Christina Griffin
David Smith



550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

CEDAR COMMONS TREE AND SHRUB ASSESSMENT

For

COSMO MARFIONE

MANAGING PARTNER, THE BDC GROUP

For Service At

**41-45 Cedar Street
Dobbs Ferry, NY**

Prepared by

Matt Weibel

ISA Certified Arborist, Registered Consulting Arborist



May 8, 2020



550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

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550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

WHY DID SAVATREE PERFORM THE TREE ASSESSMENT AT 41-45 CEDAR STREET?

Cedar Commons, LLC. is planning a construction project at the subject property that will involve the installation of a retaining wall along the western property line. The neighboring property, Zion Episcopal Church, has expressed concern about the impact of trees and shrubs on their property that is growing along the property line and may be impacted by excavation.

The SavATree Consulting Group was retained by Cedar Commons, LLC to perform an inventory and assessment of plant material growing in or near the limits of excavation in order to determine their species and current conditions. SavATree performed the assessment on April 22, 2020.

HOW DID SAVATREE PERFORM THE ASSESSMENT?

SavATree deployed a Registered Consulting (#534), International Society of Arboriculture (ISA) Certified (#NJ-1065A) Arborist who is also ISA Tree Risk Assessment Qualified to perform the inventory and assessment. I met with Cosmo Marfione at the site in order to confirm scope and gain an understanding of the work that was to occur. The property border line had been staked prior to my assessment. It showed that the property line is approximately five feet west of the existing chain link fence.

I used ArcGIS Online on an iPad to collect the data. I started working from the northern edge of the property (closest to Cedar St) and assessed plants to the west of the fence line first. I first worked north along the fence (plant numbers 2-22), then inventoried the trees within the fence line on my way back south (plant numbers 23-38). The following data points were collected for each plant: species, diameter at breast height (dbh), condition, whether the tree can and should be preserved during construction, management recommendations, and the property the plant grows on. A photo was taken of each tree.

The data was exported to Excel for QA/QC.

WHAT DID SAVATREE FIND?

SavATree inventoried and assessed 37 plants near the western property border. A map of the inventory can be found here: <https://arcg.is/00fLLS>

Plants are color-coded based upon whether they are recommended for removal, where red = remove and green = preserve. The map can be searched by plant ID number by using the text box at the top of the page. Clicking on an icon will bring up a table with the collected information for that tree/shrub and a link to its photo. A screen shot of the map is included in Appendix A at the end of this report. The portion of the site plan that includes the study area is included in Appendix B. Appendix C contains all of the data collected during the assessment.



Site description

Of the 37 plants that were assessed, 11 are shrubs and 26 are trees. The following shrub species were in the inventory: Manhattan euonymus, rose, privet (five plants), forsythia (two plants), viburnum, and honeysuckle. The 26 trees consist of one each of: arborvitae, blue spruce, black locust, holly, snowbell, and sugar maple; 2 each of mulberry, Canadian hemlock, and Japanese maple; and fourteen Norway maple. Black locust, mulberry, and Norway maple are all invasive species.

Sixteen of the 37 plants are growing east of the existing chain link fence. Eight of the plants are growing between the chain link fence and the staked property line. Three appeared to be growing directly on the staked property line (#3, 11, and 15). Ten plants included were growing west of the staked property line on church property. These are plant numbers 6, 7, 17, 18, 19, 20, 21, 22, 23, and 24.

Church property plants

Observations for the 24 trees that are on Cedars Commons property can be found in Appendix B of this report and the online map. Below are my observations for the 13 plants on Church property and on the property line.

ID #3: This plant is a rose bush growing on the staked property line adjacent to the driveway entrance. It been sheared to provide clearance from the driveway. Aside from being sheared for clearance, it does not appear to have been maintained as it grows into the other nearby shrubs. Excavation is planned to occur at the property line; therefore this plant cannot be preserved during construction. It is good health and small enough that it can be transplanted to another location on church property prior to construction if the church wants to retain it.

ID #6 is a privet shrub growing just west of the staked property line adjacent to the driveway edge. As with the prior plant, it has been pruned to provide clearance from the driveway. It is unclear if this shrub was planted or a volunteer as privet is known to escape cultivation. The shrub may be able to survive construction as it is fairly small and in fair health. Excavation will remove approximately 40% of its root zone. Transplanting the shrub prior to construction will give it the greatest likelihood of survival.

ID#7 is a privet shrub growing just west of the staked property line that has also been pruned for driveway clearance. The shrub may be able to survive construction as it is fairly small and in fair health. Excavation will remove approximately 40% of its root zone. Transplanting the shrub prior to construction gives it the greatest likelihood of survival.

ID#11 is honeysuckle shrub growing on the staked property line. This is an invasive species. It can be transplanted if the church wants to keep it, but cannot be preserved under the current plan.

ID#15 is a small privet that grows on the staked property line. It would be easy to transplant prior to construction if the church wants it retained.



550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

ID #17 is viburnum in fair condition. Small deadwood and minor dieback are present. It grows just west of the property line. Excavation would remove approximately 40% of its root zone. Transplanting prior to construction will give the greatest likelihood of survival.

ID #18 is a 2 inch in diameter holly. It was likely planted and is growing approximately 3 feet from the staked line. Excavation impacts to its root zone will be minimal.

ID #19 is a clump of three privet plants. It is unclear if these were planted but is likely that at least two are root spouts/volunteer. These are fair enough from the proposed limit of excavation that they should survive.

ID #20 is a small forsythia growing just west of staked line. Forsythia are hardy plants and I do not anticipate a significant impact to its health by the proposed construction.

ID #21 is a 32-inch sugar maple tree. It grows approximately three feet from the staked line. The top of tree has been previously broken at approximately 35-40 feet. There is large deadwood in its canopy and large cavity with significant decay from 12-16 feet along its trunk. It does not appear as though the tree has been maintained. The trunk and canopy lean slightly toward the driveway. This tree currently represents an elevated risk to person and property on church property due the level of decay and large deadwood. This tree should be removed prior to construction regardless of whether the project progresses.



Photos taken 4/22/2020 showing ID #21. Note the broken top and large cavity in its trunk (yellow arrows).



550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

ID #22 is a five-inch dbh Norway maple growing just west of the staked property line. It is a volunteer tree and invasive species. It should be removed prior to construction.

ID #23 is 25-inch standing dead Norway maple. It appears to have been dead for awhile as the top and large scaffold limbs have failed from the tree. It should be removed.

ID #24 is a 9-inch mulberry tree growing two feet behind (north) of the last property line stake. The tree is covered in vines and has not been maintained. This is an invasive species.

WHAT DOES SAVATREE RECOMMEND?

Based upon my assessment of the current condition and likely impacts of construction on the trees and shrubs on church property, there are only six that can be preserved.

ID #6, 7, and 17 should be transplanted prior to construction in order to provide the greatest likelihood of survival.

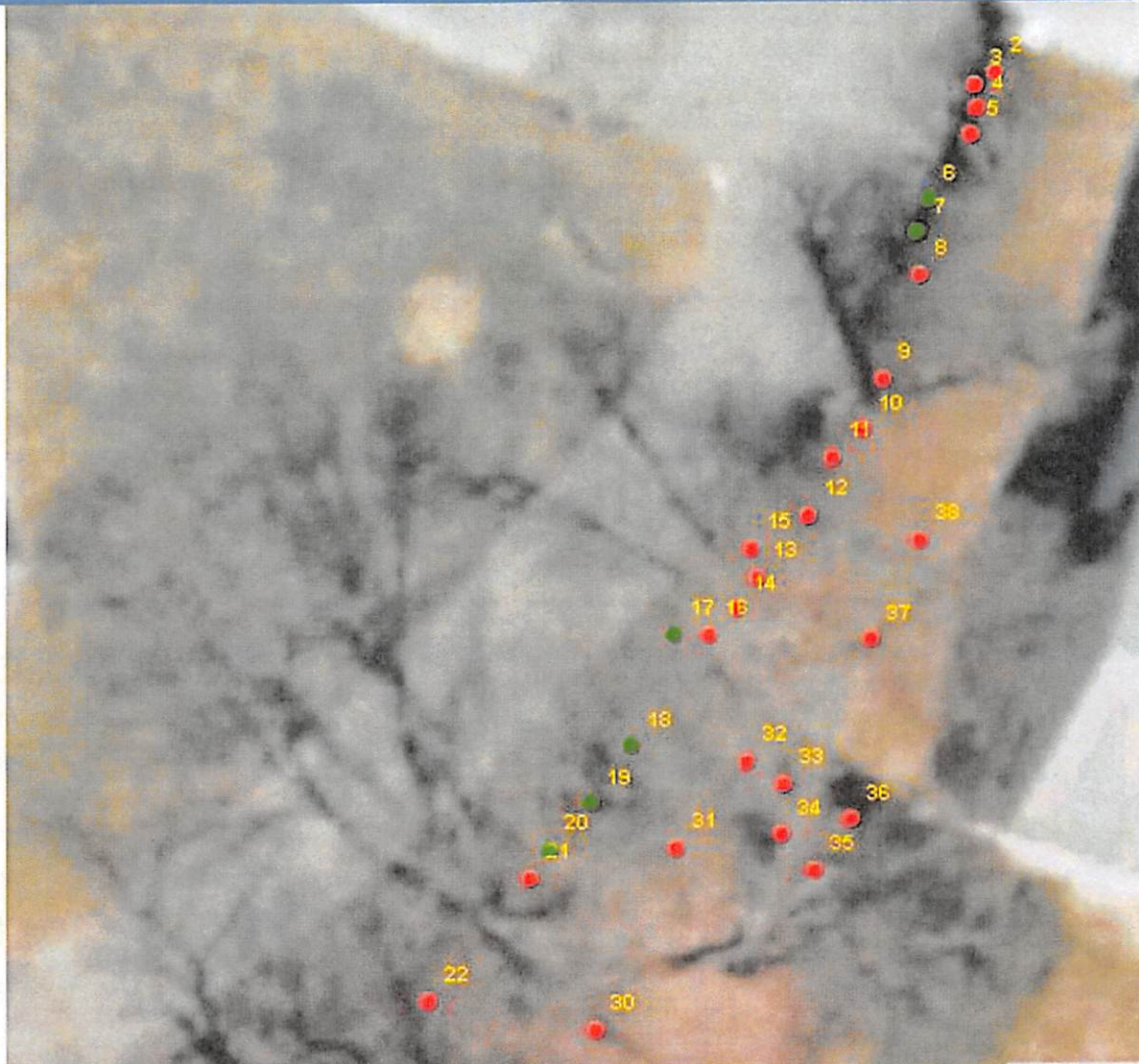
ID # 18, 19, and 20 can be preserved during construction. I recommend that they be monitored for a three-year period post-construction and be replaced if any die.

All of the shrubs along the property line, including the six above, are small enough that they can be transplanted to another location on the site if the church wants to retain them.

The large sugar maple (#21) is the only tree species on church property that is not invasive. It has significant structural concerns and is in poor condition. If the tree is not removed prior to construction, excavation will remove a large portion of its critical root zone and increase its likelihood of failure.

All of the plants on Cedar Commons property will need to be removed for the project.

APPENDIX A: SITE MAP



Screen shot from ArcGIS Online of the tree inventory map. Red icons are tree/shrubs that will need to be removed; green icons are shrubs that can be preserved during construction.

APPENDIX C: PLANT INVENTORY DATA

ID	Common Name	DBH	Cond.	Preserve	Defects	Recommendations	Property	Notes
2	Manhattan euonymus	3	Good	No	None	Remove	Cedar Commons	Grows against fence line within 5 foot property buffer
3	Rose	3	Good	No	None	Remove	On property line	Grows on property line. Has been sheered for road clearance. Transplant prior to construction an option.
4	Mulberry	6	Fair	No	Invasive species. Codominant at base	Remove	Cedar Commons	Grows between fence and staked property line
5	Forsythia	2	Fair	No	None	Remove	Cedar Commons	Grows uncontrolled along fence line
6	Privet	3	Good	Yes	Is pruned to maintained clearance from driveway	Transplant prior to construction	Church	Grows against staked property line. If not transplanted: Monitor for three years post construction and replace if any die.
7	Privet	2	Fair	Yes	Is pruned to maintained clearance from driveway. Deadwood. Suppressed	Transplant prior to construction	Church	Grows against staked property line. If not transplanted: Monitor for three years post construction and replace if any die.
8	Norway maple	2	Fair	No	Invasive species. Vines along trunk and canopy. Not maintained.	Remove	Cedar Commons	Between fence and property stakes
9	Norway maple	15	Poor	No	Invasive species. Top 15 feet dead. Prior broken top. Dead and missing bark	Remove	Cedar Commons	Between fence and property stakes
10	Norway maple	2	Fair	No	Invasive species. Volunteer trees. Suppressed	Remove	Cedar Commons	Between fence and property stakes. Two trees next to each other
11	Honeysuckle	3	Fair	No	Invasive species	Remove	On property line	Grows on staked property line
12	Snowbell	5	Fair	No	Unmaintained. Vines along trunk into canopy	Remove	Cedar Commons	Between fence and staked property line
13	Norway maple	13	Fair	No	Invasive species. Calloused wound along trunk	Remove	Cedar Commons	Between fence and staked property line



550 Bedford Road, Bedford Hills NY
 phone: (914) 241-4999 • fax: (914) 244-9375
 email: consultinggroup@savatree.com

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ID	Common Name	DBH	Cond.	Preserve	Defects	Recommendations	Property	Notes
14	Norway maple	14	Poor	No	Invasive species. Cavity with significant decay at 3 to 6 feet. Leans over driveway. Calloused wound along upper trunk	Remove	Cedar Commons	Between fence and staked property line
15	Privet	1	Fair	No	None	Remove and replace or transplant to another location	On property line	Grows on staked property line
16	Norway maple	13	Dead	No	Standing dead tree	Remove	Cedar Commons	Between fence and staked property line
17	Viburnum	2	Fair	Yes	Deadwood. Dieback	Transplant prior to construction	Church	Grows just beyond property line. If not transplanted: Monitor for three years post construction and replace if any die.
18	Holly	2	Good	Yes	None	Minimal impact from excavation. Monitor for three year period post construction and replace if dies	Church	Approx 3 feet from staked property line. Transplant prior to construction an option
19	Privet	2	Fair	Yes	None	Monitor for three years post construction and replace if any die.	Church	Clump of three plants.
20	Forsythia	2	Fair	Yes	None	Monitor for three years post construction and replace if any die.	Church	Just beyond staked property line.
21	Sugar maple	32	Poor	No	Prior broken top. Large deadwood. Cavity with significant decay from 12 to 16 feet. Tree does not appear to have been maintained	Remove	Church	Approximately 3 feet from staked property line. Significant impacts to root zone from proposed excavation.
22	Norway maple	5	Fair	No	Invasive species. Suppressed. Volunteer tree	Remove	Church	Just beyond staked property line
23	Norway maple	25	Dead	No	Standing dead tree	Remove	Church	Approximately 3 feet from staked property line
24	Mulberry	9	Fair	No	Invasive species. Broken top. Vines cover canopy. Not maintained	Remove	Church	Approximately 2 feet behind last property line stake



550 Bedford Road, Bedford Hills NY
 phone: (914) 241-4999 • fax: (914) 244-9375
 email: consultinggroup@savatree.com

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ID	Common Name	DBH	Cond.	Preserve	Defects	Recommendations	Property	Notes
25	Norway maple	6	Fair	No	Invasive species. Volunteer tree	Remove	Cedar Commons	In line with extended fence line. Photo shows group of next 5 trees
26	Norway maple	9	Fair	No	Invasive species. Volunteer tree	Remove	Cedar Commons	In line with extended fence line
27	Norway maple	10	Fair	No	Invasive species. Volunteer tree	Remove	Cedar Commons	In line with extended fence line
28	Norway maple	12	Fair	No	Invasive species. Volunteer tree	Remove	Cedar Commons	In line with extended fence line
29	Norway maple	15	Fair	No	Invasive species. Volunteer tree	Remove	Cedar Commons	Between extended fence line and staked property line
30	Black locust	9	Poor	No	Suppressed. Covered in vines. Invasive species	Remove	Cedar Commons	In line with extended fence line
31	Norway maple	10	Fair	No	Invasive species. Volunteer tree. Vines along trunk	Remove	Cedar Commons	In line with extended fence line
32	Privet	2	Fair	No	None	Remove	Cedar Commons	Inside fence line
33	Blue spruce	4	Fair	No	Suppressed	Remove	Cedar Commons	Inside fence
34	Canadian hemlock	5	Poor	No	Suppressed. Dieback	Remove	Cedar Commons	Inside fence
35	Canadian hemlock	12	Fair	No	Shaded on one side. Deadwood	Remove	Cedar Commons	Inside fence
36	Arborvitae	9	Fair	No	Shaded on two sides	Remove	Cedar Commons	Inside fence
37	Japanese maple	5	Fair	No	None	Remove	Cedar Commons	Inside fence
38	Japanese maple	4	Fair	No	None	Remove	Cedar Commons	Inside fence



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&
CONSULTING, P.C.



May 1, 2020

George E. Pommer, P.E.
Vice President
James J. Hahn Engineering, P.C.
Putnam Business Park
1689 Route 22
Brewster, NY 10509

Re: Site Plan review
43-45 Cedar Street
Dobbs Ferry – New York

Dear Mr. Pommer:

On behalf of the applicant, our office has reviewed your Memorandum dated August 26, 2019 and offers the following responses:

- 1.) Upon approval of the project and prior to the start of construction, a Construction Access Agreement will be submitted.
- 2.) All existing utility services from the site shall be removed and capped at the mains in accordance with the utility providers regulations. Prior to commencing construction, test pits will be conducted to confirm elevation of existing utilities.
- 3.) Upon the start of construction, test pits will be excavated to determine the connection points of all existing sanitary sewers services from the Church's property. At that time, the alignment of the proposed sanitary service will be revise accordingly and submitted to the town.
- 4.) The plan set has been revised to include additional sheets to ease viewing.
- 5.) A turning template was provided by Provident Design Engineering in response to Maser Consulting's August 28th, 2019 comment memorandum.
- 6.) A complete landscape plan (sheet L-1) was completed by Christina Griffin Architecture And previously submitted for review.
- 7.) The existing site has estimated sanitary flow of approximately 2,280 gallons per day. The proposed development consisting of 15 2-bedroom condos and 2 retail spaces has an estimated flow of approximately 4,700 gallons per day. Existing and proposed sanitary loading estimates are based up NYSDEC



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James J. Hahn Engineering, P.C.
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Wastewater Design Standards. Prior to construction, Sanitary sewer improvement drawings will be submitted to Westchester County Department of Health for approval.

- 8.) Comment noted.
- 9.) A stormwater report including pre- and post-developed runoff rates is included with this submission.
- 10.) Comment no longer applicable. The previous stormwater system was replaced with a pipe attenuation gallery.
- 11.) All channel drains have been removed from the design.
- 12.) All wye connections were removed from the stormwater conveyance system.
- 13.) The proposed patio at the southeast corner of the building includes a 12" drain inlet connected to the stormwater conveyance system.
- 14.) Floor drains will be provided in the basement slab and connected to a pump chamber. The pump will connect to the onsite drainage network prior to being discharged into the village's system.
- 15.) Sight distances and an associated diagram were provided by Provident Design Engineering in response to Maser Consulting's August 28th, 2019 comment memorandum.
- 16.) Comment noted.
- 17.) A pedestrian protection plan will be developed and submitted to the village prior to obtaining a building permit.
- 18.) A exterior lighting plan (sheet L-1) was completed by Christina Griffin Architecture And previously submitted for review by the Architectural Review Board.
- 19.) All waste will be stored in the waste collection room located in the garage.



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&
CONSULTING, P.C.

George E. Pommer, P.E.
James J. Hahn Engineering, P.C.
May 1, 2020
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We respectfully request that you review the enclosed submittal. If you should have any additional questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at thomas@hudsonec.com.

Thank you.

Sincerely,

Thomas Kohany
Project Engineer



STORMWATER MANAGEMENT PLAN & DRAINAGE ANALYSIS

41-45 Cedar Street
Village of Dobbs Ferry - New York

September 16, 2019
Revised May 1, 2020



Hudson Engineering & Consulting, P.C.
45 Knollwood Road - Suite 201
Elmsford, NY 10523
(914) 909-0420

**STORMWATER MANAGEMENT
PLAN & DRAINAGE ANALYSIS
41- 45 Cedar Street
Village of Dobbs Ferry - New York**

INTRODUCTION

This Stormwater Management Plan presents the proposed Best Management Practices (BMPs) to control erosion and sedimentation and manage stormwater during and upon construction of a mixed-use building at 41-45 Cedar Street in the Village of Dobbs Ferry, Westchester County, New York.

This Plan consists of this narrative and a plan set entitled: "Cedar Commons, 41-45 Cedar Street, Village of Dobbs Ferry, Westchester County - New York", all as prepared by Hudson Engineering and Consulting, P.C., Elmsford, New York, dated May 1, 2020. The design is in accordance with the Village of Dobbs Ferry requirements. Since the project disturbance is less than one acre the New York State Department of Environmental Conservation [NYSDEC] stormwater regulations are not applicable.

METHODOLOGY

The stormwater analysis was developed utilizing the Soil Conservation Service (SCS) TR-20, 24-hour Type III storm events (HydroCad®) to assist with the design of the mitigating practices. The "Complex Number" (CN) value determination is based on soil type, vegetation and land use. The design is in accordance with the Village of Dobbs Ferry's stormwater regulations. The "Time of Concentration" (T_c) was determined as a direct entry of one-minute. The CN and T_c data are input into the computer model. The project site was modeled for the 1-, 10- and 25-year Type III – 24-hour storm event.

BACKGROUND INFORMATION

The existing site consists of an existing 1-story building on the north side of the site and grass area to the south. The on-site soil are characterized as Urban land- Charlton Complex, with 8 to 15 percent slopes, sloping from south to north. On-site soils have a Hydraulic Soil Group Rating of Type B soils.

PRE-DESIGN INVESTIGATIVE ANALYSIS

Due to the location of the proposed building on the site, it was determined that conventional stormwater management practices could not be utilized in the stormwater design (i.e. infiltration chambers, infiltration basins, etc.) due to the inability to meet required setbacks from the foundation and property lines. Therefore, No deep test holes or percolation tests were conducted.

PRE-DEVELOPED CONDITION

In the pre-developed condition, the site was modeled as one watershed, Watershed 1. Watershed 1 contains of approximately 14,161 square feet of tributary area, consisting of 7,073 square feet of pervious area in the form of lawn and landscaping in HSG Type B soils and 7,088 square feet of impervious area in the form of walkways and the existing building. The CN value for this area is 80 and the Tc is calculated as 2.9 Minutes. Runoff from the site originates in the south west corner of the site and flows in a northerly direction where it exits the site to the Cedar Street Right-of-way at DP-1.

Peak runoff flow rates for the pre-developed conditions are summarized below:

Pre-Developed Runoff Rate from Site			
Storm Event	1 Year	10 Year	25 Year
	cfs	cfs	cfs
Totals:	0.46	1.26	1.73

POST-DEVELOPED CONDITION

In the post-developed condition, the site was modeled as two watersheds, watershed 1 and watershed 1A. Each watershed was analyzed as follows:

Watershed 1 contains approximately 2,296 square feet of tributary area, consisting of 616 square feet of pervious area in the form of lawn and landscaping in HSG Type B soils and 1,680 square feet of impervious area in the form of walkways, patios and walls. The CN value for this area is 88 and the Tc is calculated as a direct entry of 1.0 Minute. Runoff from the is collected and conveyed via a comprehensive stormwater system to a proposed drain manhole located just outside the property in the north west corner near DP-1.

Watershed 1A contain approximately 11,865 square feet of tributary area, all of which is impervious in the form of the proposed building and patio. The CN value for this area is 98 and the Tc is calculated as a direct entry of 1.0 Minute. Runoff from this watershed is collected via a comprehensive stormwater system and conveyed via pipe to a 100 linear foot, 42-inch diameter pipe attenuation gallery with water-tight joints. The gallery is designed with reduced diameter orifices to attenuate flows leaving the site to pre-developed conditions.

Peak runoff flow rates for the post-developed conditions are summarized below:

Post-Developed Runoff Rate from Site			
Storm Event	1 Year	10 Year	25 Year
	cfs	cfs	cfs
Totals:	0.38	1.17	1.73

SUMMARY OF FLOWS

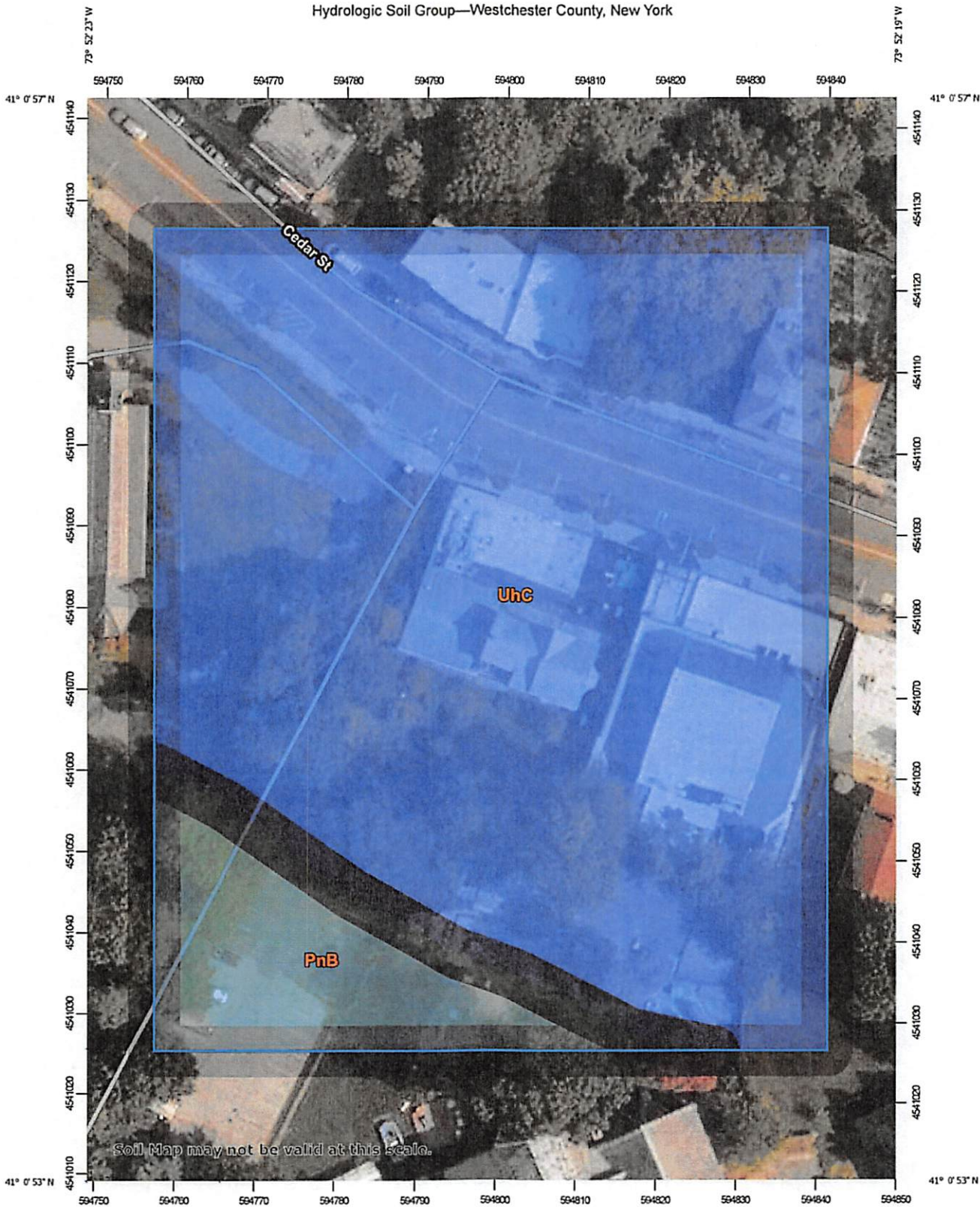
Summary of flows at DP-1			
Storm Event	1 Year	10 Year	25 Year
	cfs	cfs	cfs
Pre-	0.46	1.26	1.73
Post-	0.38	1.17	1.73

The flow rates from the site are reduced for all storms up to and including the 25-year storm event.

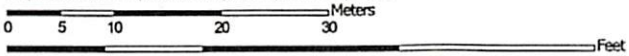
CONCLUSION

The stormwater management plan proposed meets all the requirements set forth by the Village of Dobbs Ferry code. Design modification requirements that may occur during the approval process will be performed and submitted for review to the Village of Dobbs Ferry.

Hydrologic Soil Group—Westchester County, New York




























Map Scale: 1:650 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Lines**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Points**
-  A
 -  A/D
 -  B
 -  B/D
-  C
-  C/D
-  D
-  Not rated or not available
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Westchester County, New York
 Survey Area Data: Version 14, Sep 3, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2014—Aug 27, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C	0.3	12.5%
UhC	Urban land-Charlton complex, 8 to 15 percent slopes	B	1.8	87.5%
Totals for Area of Interest			2.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

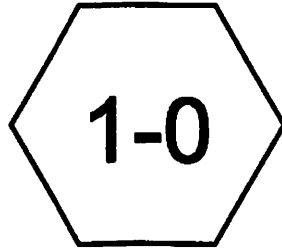
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

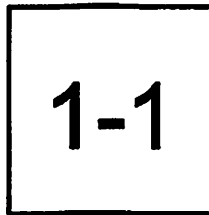
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Watershed 1



DP-1



Existing Conditions

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Type III 24-hr 1-Year Rainfall=2.81"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 0.46 cfs @ 12.05 hrs, Volume= 1,309 cf, Depth= 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Type III 24-hr 1-Year Rainfall=2.81"

	Area (sf)	CN	Description
*	2,138	98	Patios/Walkways
*	4,950	98	Buildings
	7,073	61	>75% Grass cover, Good, HSG B
	14,161	80	Weighted Average
	7,073		49.95% Pervious Area
	7,088		50.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	60	0.1583	0.37		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.50"
0.1	22	0.1500	2.71		Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps
0.1	53	0.1255	7.19		Shallow Concentrated Flow, C to DP-1 Paved Kv= 20.3 fps
2.9	135	Total			

Summary for Reach 1-1: DP-1

Inflow Area = 14,161 sf, 50.05% Impervious, Inflow Depth = 1.11" for 1-Year event
 Inflow = 0.46 cfs @ 12.05 hrs, Volume= 1,309 cf
 Outflow = 0.46 cfs @ 12.05 hrs, Volume= 1,309 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Existing Conditions

Type III 24-hr 10-Year Rainfall=5.06"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 1.26 cfs @ 12.04 hrs, Volume= 3,476 cf, Depth= 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.06"

	Area (sf)	CN	Description
*	2,138	98	Patios/Walkways
*	4,950	98	Buildings
	7,073	61	>75% Grass cover, Good, HSG B
	14,161	80	Weighted Average
	7,073		49.95% Pervious Area
	7,088		50.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	60	0.1583	0.37		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.50"
0.1	22	0.1500	2.71		Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps
0.1	53	0.1255	7.19		Shallow Concentrated Flow, C to DP-1 Paved Kv= 20.3 fps
2.9	135	Total			

Summary for Reach 1-1: DP-1

Inflow Area = 14,161 sf, 50.05% Impervious, Inflow Depth = 2.95" for 10-Year event
Inflow = 1.26 cfs @ 12.04 hrs, Volume= 3,476 cf
Outflow = 1.26 cfs @ 12.04 hrs, Volume= 3,476 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Existing Conditions

Type III 24-hr 25-Year Rainfall=6.34"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 1.73 cfs @ 12.04 hrs, Volume= 4,826 cf, Depth= 4.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.34"

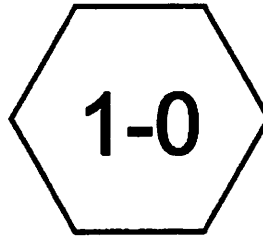
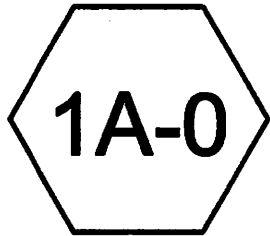
Area (sf)	CN	Description
* 2,138	98	Patios/Walkways
* 4,950	98	Buildings
7,073	61	>75% Grass cover, Good, HSG B
14,161	80	Weighted Average
7,073		49.95% Pervious Area
7,088		50.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	60	0.1583	0.37		Sheet Flow, A to B Grass: Short n= 0.150 P2= 3.50"
0.1	22	0.1500	2.71		Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps
0.1	53	0.1255	7.19		Shallow Concentrated Flow, C to DP-1 Paved Kv= 20.3 fps
2.9	135	Total			

Summary for Reach 1-1: DP-1

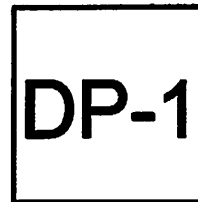
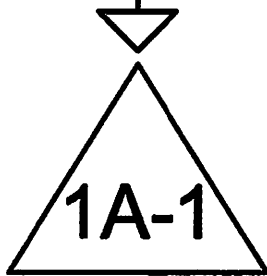
Inflow Area = 14,161 sf, 50.05% Impervious, Inflow Depth = 4.09" for 25-Year event
 Inflow = 1.73 cfs @ 12.04 hrs, Volume= 4,826 cf
 Outflow = 1.73 cfs @ 12.04 hrs, Volume= 4,826 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs



Watershed 1A

Watershed 1



100 LF 42" Pipe

DP-1



Routing Diagram for Proposed Conditions
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Proposed Conditions

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Type III 24-hr 1-Year Rainfall=2.81"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 0.12 cfs @ 12.02 hrs, Volume= 316 cf, Depth= 1.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.81"

	Area (sf)	CN	Description
*	1,680	98	Walls, Walkways, Patios
	616	61	>75% Grass cover, Good, HSG B
	2,296	88	Weighted Average
	616		26.83% Pervious Area
	1,680		73.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

Summary for Subcatchment 1A-0: Watershed 1A

Runoff = 0.88 cfs @ 12.01 hrs, Volume= 2,550 cf, Depth= 2.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.81"

	Area (sf)	CN	Description
*	10,905	98	Proposed Building
*	960	98	Patio/Walkway
	11,865	98	Weighted Average
	11,865		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Summary for Reach DP-1: DP-1Inflow Area = 14,161 sf, 95.65% Impervious, Inflow Depth = 2.43" for 1-Year event
Inflow = 0.38 cfs @ 12.03 hrs, Volume= 2,866 cf
Outflow = 0.38 cfs @ 12.03 hrs, Volume= 2,866 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond 1A-1: 100 LF 42" PipeInflow Area = 11,865 sf, 100.00% Impervious, Inflow Depth = 2.58" for 1-Year event
Inflow = 0.88 cfs @ 12.01 hrs, Volume= 2,550 cf
Outflow = 0.29 cfs @ 12.21 hrs, Volume= 2,550 cf, Atten= 67%, Lag= 12.0 min
Primary = 0.29 cfs @ 12.21 hrs, Volume= 2,550 cf

Proposed Conditions

Type III 24-hr 1-Year Rainfall=2.81"

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Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 1.66' @ 12.21 hrs Surf.Area= 350 sf Storage= 451 cf

Plug-Flow detention time= 12.4 min calculated for 2,550 cf (100% of inflow)
Center-of-Mass det. time= 12.3 min (766.9 - 754.6)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	962 cf	42.0" Round Pipe Storage L= 100.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	2.25'	7.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.29 cfs @ 12.21 hrs HW=1.66' (Free Discharge)

└1=Orifice/Grate (Orifice Controls 0.29 cfs @ 5.97 fps)

└2=Orifice/Grate (Controls 0.00 cfs)

Proposed Conditions

Type III 24-hr 10-Year Rainfall=5.06"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 0.27 cfs @ 12.02 hrs, Volume= 713 cf, Depth= 3.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.06"

	Area (sf)	CN	Description
*	1,680	98	Walls, Walkways, Patios
	616	61	>75% Grass cover, Good, HSG B
	2,296	88	Weighted Average
	616		26.83% Pervious Area
	1,680		73.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

Summary for Subcatchment 1A-0: Watershed 1A

Runoff = 1.61 cfs @ 12.01 hrs, Volume= 4,769 cf, Depth= 4.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.06"

	Area (sf)	CN	Description
*	10,905	98	Proposed Building
*	960	98	Patio/Walkway
	11,865	98	Weighted Average
	11,865		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Summary for Reach DP-1: DP-1Inflow Area = 14,161 sf, 95.65% Impervious, Inflow Depth = 4.65" for 10-Year event
Inflow = 1.17 cfs @ 12.08 hrs, Volume= 5,482 cf
Outflow = 1.17 cfs @ 12.08 hrs, Volume= 5,482 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond 1A-1: 100 LF 42" PipeInflow Area = 11,865 sf, 100.00% Impervious, Inflow Depth = 4.82" for 10-Year event
Inflow = 1.61 cfs @ 12.01 hrs, Volume= 4,769 cf
Outflow = 0.99 cfs @ 12.08 hrs, Volume= 4,769 cf, Atten= 38%, Lag= 4.1 min
Primary = 0.99 cfs @ 12.08 hrs, Volume= 4,769 cf

Proposed Conditions

Type III 24-hr 10-Year Rainfall=5.06"

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Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Peak Elev= 2.76' @ 12.08 hrs Surf.Area= 285 sf Storage= 815 cf

Plug-Flow detention time= 13.9 min calculated for 4,768 cf (100% of inflow)
Center-of-Mass det. time= 13.9 min (757.1 - 743.2)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	962 cf	42.0" Round Pipe Storage L= 100.0'

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	2.25'	7.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.99 cfs @ 12.08 hrs HW=2.76' (Free Discharge)

└─1=Orifice/Grate (Orifice Controls 0.38 cfs @ 7.82 fps)

└─2=Orifice/Grate (Orifice Controls 0.60 cfs @ 2.43 fps)

Proposed Conditions

Type III 24-hr 25-Year Rainfall=6.34"

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Summary for Subcatchment 1-0: Watershed 1

Runoff = 0.35 cfs @ 12.02 hrs, Volume= 948 cf, Depth= 4.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.34"

	Area (sf)	CN	Description
*	1,680	98	Walls, Walkways, Patios
	616	61	>75% Grass cover, Good, HSG B
	2,296	88	Weighted Average
	616		26.83% Pervious Area
	1,680		73.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry,

Summary for Subcatchment 1A-0: Watershed 1A

Runoff = 2.02 cfs @ 12.01 hrs, Volume= 6,033 cf, Depth= 6.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.34"

	Area (sf)	CN	Description
*	10,905	98	Proposed Building
*	960	98	Patio/Walkway
	11,865	98	Weighted Average
	11,865		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0					Direct Entry, Direct Entry

Summary for Reach DP-1: DP-1Inflow Area = 14,161 sf, 95.65% Impervious, Inflow Depth = 5.92" for 25-Year event
Inflow = 1.73 cfs @ 12.06 hrs, Volume= 6,981 cf
Outflow = 1.73 cfs @ 12.06 hrs, Volume= 6,981 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs

Summary for Pond 1A-1: 100 LF 42" PipeInflow Area = 11,865 sf, 100.00% Impervious, Inflow Depth = 6.10" for 25-Year event
Inflow = 2.02 cfs @ 12.01 hrs, Volume= 6,033 cf
Outflow = 1.46 cfs @ 12.07 hrs, Volume= 6,033 cf, Atten= 27%, Lag= 3.0 min
Primary = 1.46 cfs @ 12.07 hrs, Volume= 6,033 cf

Proposed Conditions

Type III 24-hr 25-Year Rainfall=6.34"

Prepared by Hudson Engineering & Consulting, P.C.

Printed 5/4/2020

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Page 7

Routing by Stor-Ind method, Time Span= 0.00-60.00 hrs, dt= 0.01 hrs
 Peak Elev= 3.21' @ 12.07 hrs Surf.Area= 194 sf Storage= 924 cf

Plug-Flow detention time= 13.2 min calculated for 6,032 cf (100% of inflow)
 Center-of-Mass det. time= 13.2 min (752.9 - 739.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	962 cf	42.0" Round Pipe Storage L= 100.0'

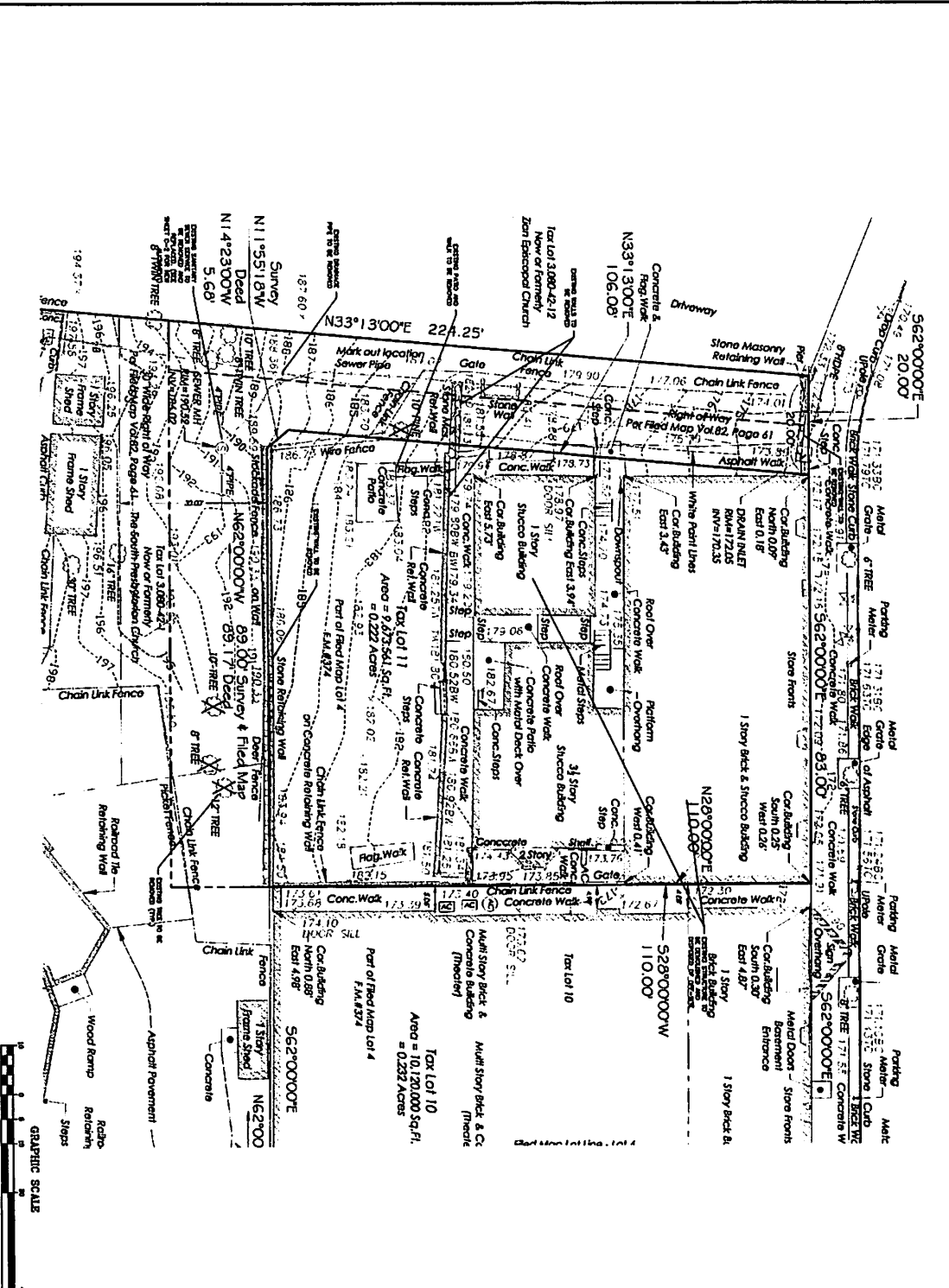
Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	3.0" Vert. Orifice/Grate C= 0.600
#2	Primary	2.25'	7.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=1.46 cfs @ 12.07 hrs HW=3.20' (Free Discharge)

└─1=Orifice/Grate (Orifice Controls 0.41 cfs @ 8.45 fps)

└─2=Orifice/Grate (Orifice Controls 1.05 cfs @ 3.92 fps)

NOT A PART OF THE RECORD OF THIS PLAN. THESE NOTES ARE FOR THE INFORMATION OF THE ENGINEER AND THE OWNER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGNATION OF THE ENGINEER.



CEDAR STREET



THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

HBC

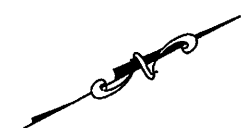
DEMOLITION PLAN

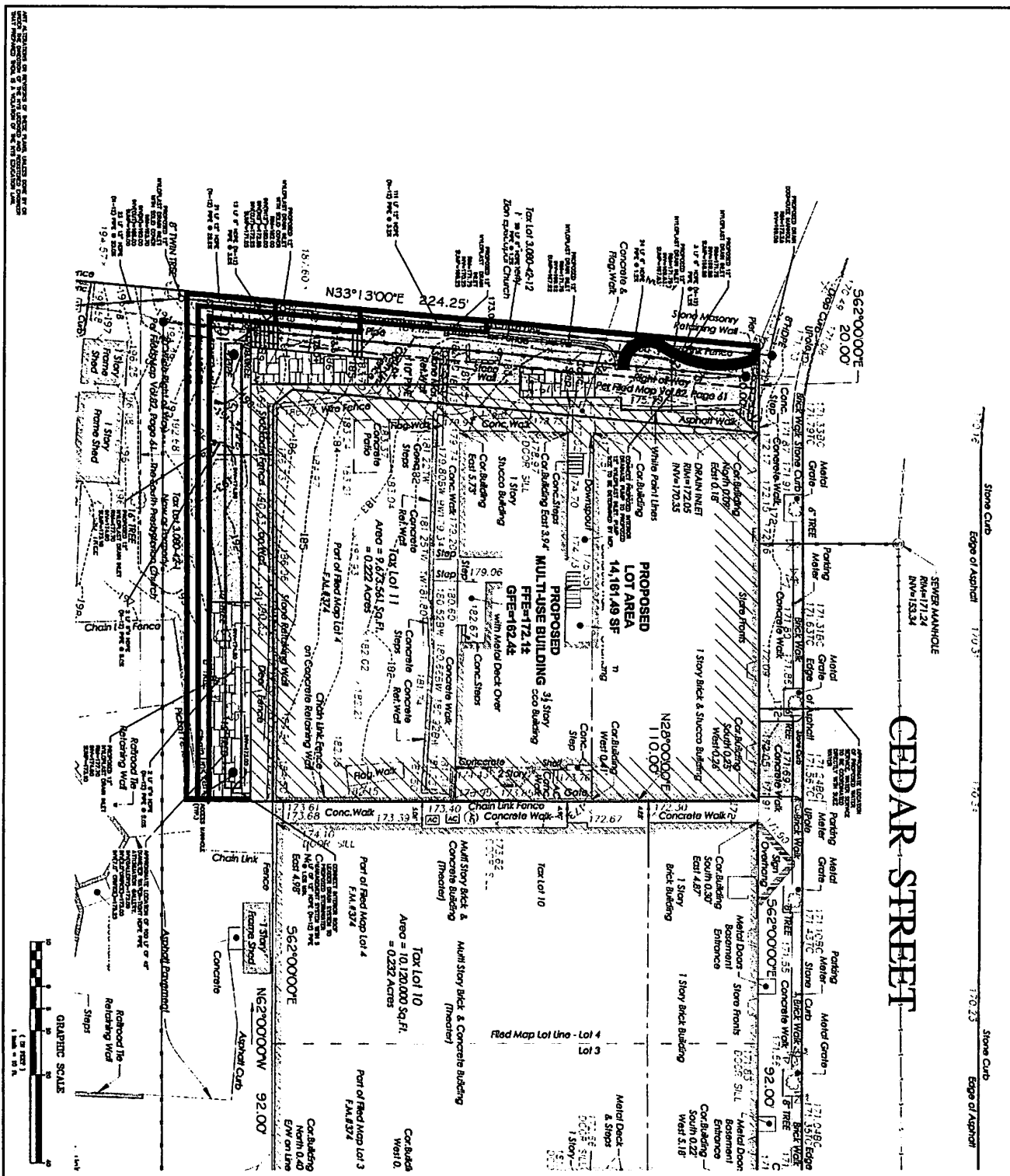
41-45 CEDAR STREET
VILLAGE OF DOBBS FERRY
WESTCHESTER - NEW YORK

HUDSON
ENGINEERING
CONSULTING, P.C.
1110 ROUTE 9W
DOBBS FERRY, NY 10522
914-261-1100

C-1

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By the Village Clerk,
Village of Dobbs Ferry, NY





CEDAR STREET

LEGEND

- PROPOSED LOT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
- PROPOSED PLANT
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- PROPOSED CABLE
- PROPOSED FIBER
- PROPOSED RAIL
- PROPOSED AIR
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE MAIN
- PROPOSED RAIL MAIN
- PROPOSED AIR MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE MAIN
- PROPOSED RAIL MAIN
- PROPOSED AIR MAIN

- NOTES:**
- THE BUILDING RESPECTOR OR VALUE ENGINEER MUST REQUIRE THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO AVOID UNDESIRABLE SITUATION AND DISRUPTION OF NEIGHBOURHOOD.
 - ALL PLANS AND SPECIFICATIONS SHALL BE SEEN AND APPROVED BY THE CLIENT AND THE ENGINEER BEFORE CONSTRUCTION.
 - SHOULD THE CLIENT BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION, THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.
 - THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE BUILDING.
 - THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE BUILDING.
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CEGAR COMMONS
41-45 CEDAR STREET
VILLAGE OF DOBBS FERRY
WESTCHESTER - NEW YORK

HUDSON ENGINEERING & ARCHITECTURE, P.C.
1100 WESTCHESTER AVENUE
DOBBS FERRY, NY 10938

STORMWATER MANAGEMENT PLAN

HEC

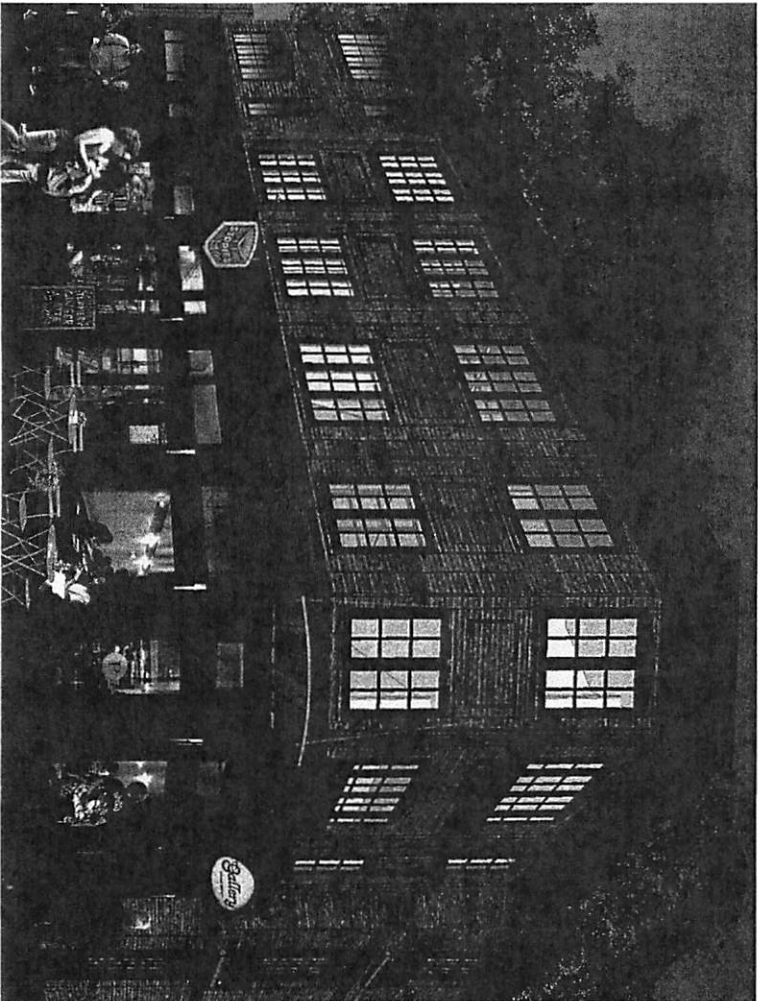
C-2

CEDAR COMMONS

43-45 CEDAR STREET, DOBBSFERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

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



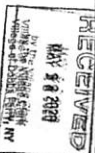
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MAY 21 2020

Village of Dobbs Ferry
Building Department

BOT REVERSED SUBMISSION 5-18-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
<p>THE BDC GROUP CORMO D. MARCONE, P.E. MANAGING PARTNER 222 BLOOMINGDALE ROAD, SUITE 404 WHITE PLAINS, NY 10605 877.232.4787 cmr@bdcgroup.com</p>	<p>CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPWC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@gsastudio.com</p>	<p>Hudson Engineering & Consulting MONDEL F. STUBB, P.E. PRESIDENT 45 MONTELUOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.839.0400 mstubb@hudsonec.com</p>	<p>PLANNING & ENGINEERING ADVISORS DAVID B. SMITH, PRINCIPAL 101 LEE AVENUE YONKERS, NEW YORK 10705 914.842.9413 dsmith@planning.com</p>	<p>PROFESSIONAL DESIGN ENGINEERING CAROLYN HOLT, P.E. PTOE PARTNERSHIP PROJECT MANAGER 7 SOUTHERN DRIVE HAWTHORNE, NY 10532 914.822.4040 cholt@pdeusa.com</p>	<p>BOARD OF TITLES SUBMISSION 4/23/18 BOARD OF TITLES PRESENTATION 4/23/18 PLANNING BOARD PRE SUBMISSION 5/16/18 PLANNING BOARD SUBMISSION 7/03/18 PLANNING BOARD PRESENTATION 7/26/18 PLANNING BOARD SUBMISSION 8/06/18 ARBH SUBMISSION 11/18/19 ARBH REVERSED SUBMISSION 2/3/20 BOT SUBMISSION 5/18/20 BOT REVERSED SUBMISSION</p>	<p>C-3 THE SEWER LIFT REVERSE REVERSE S-1 ZONING MAP OF PHOTOS OF FIRST CONC C-1 CONVICTION PLAN C-2 CONVICTION WATER MANAGEMENT PLAN C-3 ENGINEERING DETAILS A-1 GARAGE PLAN A-2 SECOND & THIRD FLOOR PLAN A-3 ROOF PLAN A-4 NORTH ELEVATION A-5 WEST ELEVATION - COLOR SCHEME A-6 WEST ELEVATION - COLOR SCHEME A-7 SOUTH ELEVATION - COLOR SCHEME A-8 EAST ELEVATION - COLOR SCHEME A-9 BUILDING SECTION A-10 EXTERIOR DETAILS A-11 WALL SECTION A-12 EXTERIOR DETAILS</p>	<p>A-13 WALL SECTION - EXTERIOR DETAILS E-1 ZONING MAP OF PHOTOS OF FIRST CONC E-1 EXTERIOR ELECTRICAL PLAN V-1 STREETSCAPE V-2 MASSING STUDIES V-3 INSPIRATION IMAGES S-2 SCHEME B - AIRBORNE AT GROUND LEVEL/ANALYSIS S-3 ZONING DATA / FLOOR AREA CALCULATIONS A-14 GARAGE PLAN / FIRST FLOOR PLAN A-15 NORTH ELEVATION A-16 NORTH ELEVATION A-17 SOUTH ELEVATION A-18 SOUTH ELEVATION A-19 EAST ELEVATION A-20 EAST ELEVATION U-1 STREETSCAPE PLAN U-2 STREETSCAPE PLAN U-3 ALT - SCHEME B - SCHEMATIC STORMWATER MANAGEMENT PLAN</p>



ZONING DATA - SCHEME B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11
	REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 15 RESIDENTIAL
MINIMUM UNIT SIZE	800 SF PER UNIT	-	905 - 1,906 SF PER UNIT
MAXIMUM BUILDING COVERAGE	80%	+74%	77% (10,731 SF, INCLUDING BALCONIES)
MAXIMUM IMPERVIOUS COVERAGE	100%	+86%	94%
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	-	4 STORIES / 61.5 FT (TOP OF BUILDING) *NON-CONFORMING
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	0 FT	0 FT	15 FT TO PRINC. BLDG. / 9.0 FT TO BALCONY
SIDE ONE	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 10.6 FT TO BALCONY
SIDE TWO	0 FT	0 FT	0 FT
TOTAL OF TWO SIDES	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 10.6 FT TO BALCONY
DRIVEWAY SLOPE	14%	N/A	14%
PARKING			
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + ½ PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF T FLOOR AREA	RESIDENTIAL: 1 PER DWELLING UNIT + ½ PER BEDROOM RETAIL: 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = 26 SPACES TOTAL PROVIDED SCHEME B RESIDENTIAL: 1 PER DWELLING UNIT + ½ PER BEDROOM = 15 + 7.5 = 23 SPACES RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES 26 SPACES TOTAL REQUIRED
PARKING SETBACK - REAR (UNENCLOSED ONLY)	10 FT	-	3 FT *NON-CONFORMING
PARKING SETBACK - SIDE 1 (UNENCLOSED ONLY)	10 FT	-	10 FT
PARKING SETBACK - SIDE 2 (UNENCLOSED ONLY)	10 FT	-	3.5 FT *NON-CONFORMING

FLOOR AREA CALCULATIONS - SCHEME B		
FLOOR		FLOOR AREA
FIRST FLOOR	RETAIL COMMON AREA (ENTRY/LOBBY/HALL/ ELEVATOR STAIR /STORAGE) PARKING AREA DRIVEWAY	1,400 SF 1,375 SF 7,661 SF 1,445 SF
SECOND FLOOR	RESIDENTIAL UNIT 1 - 1,565 SF UNIT 2 - 1,591 SF UNIT 3 - 905 SF UNIT 4 - 1,607 SF UNIT 5 - 1,563 SF UNIT 6 - 1,538 SF	10,263 SF
THIRD FLOOR	RESIDENTIAL UNIT 7 - 1,565 SF UNIT 8 - 1,591 SF UNIT 9 - 905 SF UNIT 10 - 1,607 SF UNIT 11 - 1,563 SF UNIT 12 - 1,538 SF	10,263 SF
FOURTH FLOOR / ROOF	RESIDENTIAL UNIT 13 - 1,906 SF UNIT 14 - 1,973 SF UNIT 15 - 1,661 SF PRIVATE ROOF DECK - 685 COMMON ROOF DECK - 2,139 ROOF - 1,417 SF	10,263 SF
TOTAL FIN. FLOOR AREA*		28,841 SF - NOT INCLUDING GARAGE OR ROOF
NOTES		
* TOTAL AREA PER FLOOR TAKEN FROM EXTERIOR WALLS		



SCHEME B
CEDAR COMMONS
ZONING DATA / FLOOR AREA CALCULATIONS

S-2

SCALE: NTS

CHRISTINA GRIFFIN ARCHITECT PC

PARKING CALCULATIONS - SCHEME B

REQUIRED	PROVIDED
RESIDENTIAL: 1 PER DWELLING UNIT (15 UNITS TOTAL) +	GARAGE: 23 SPACES
1 PER BEDROOM (30 BEDROOMS TOTAL) = 15 + 7.5 (4 X 30) = 23 SPACES	ON-STREET PARKING: 3 SPACES *
RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES	
TOTAL REQUIRED: 26 SPACES	TOTAL PROVIDED: 26 SPACES
NOTES	

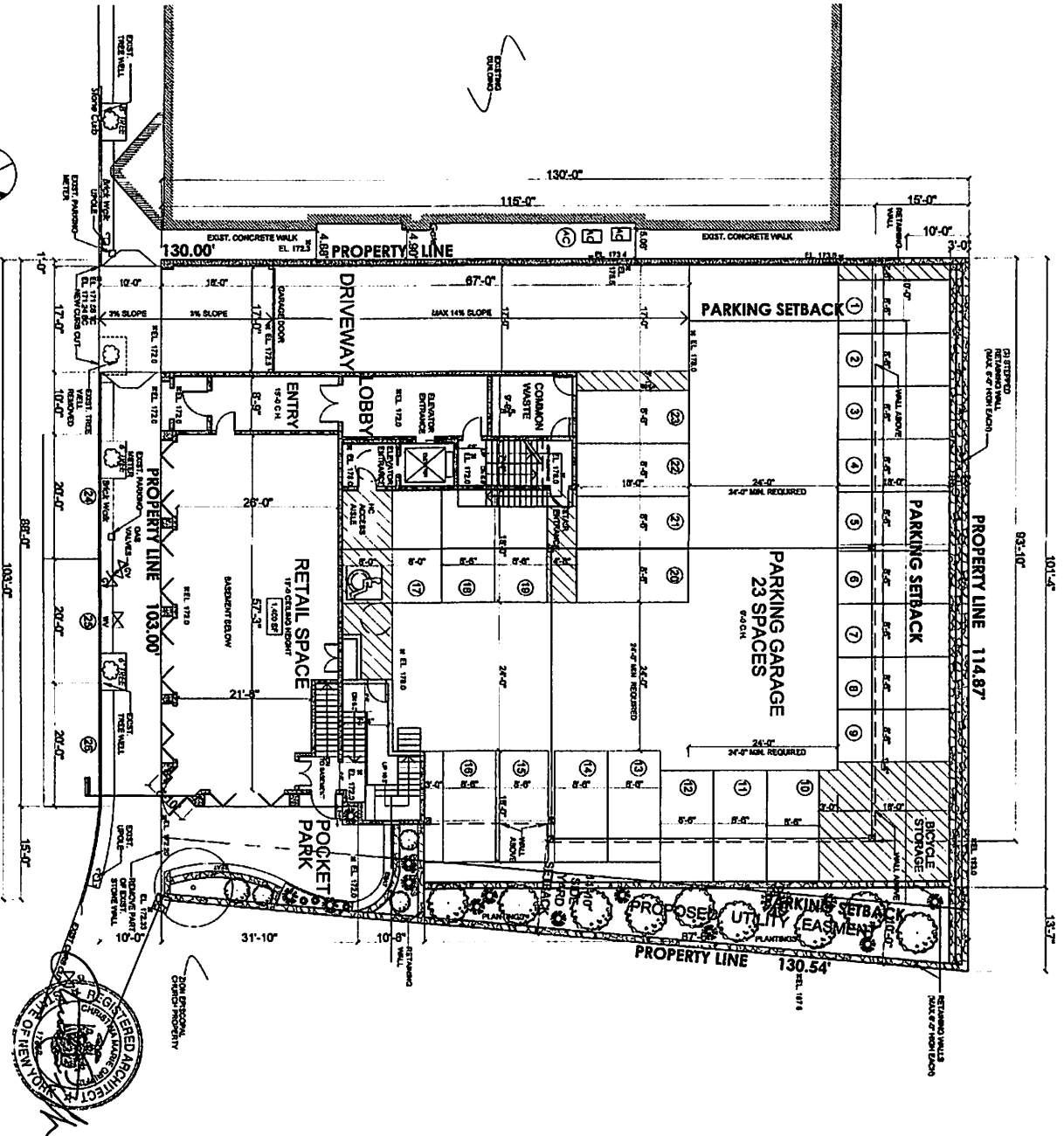
* Section 300-48 (H1) of the Village of Dobbs Ferry Zoning Code:
At the discretion of the Planning Board, the minimum required parking spaces required by Table C-1 may be reduced by one space for every 25 feet of linear building frontage abutting a public right-of-way (not including alleys).

SCHEME B CEDAR COMMONS GARAGE / FIRST FLOOR PLAN

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

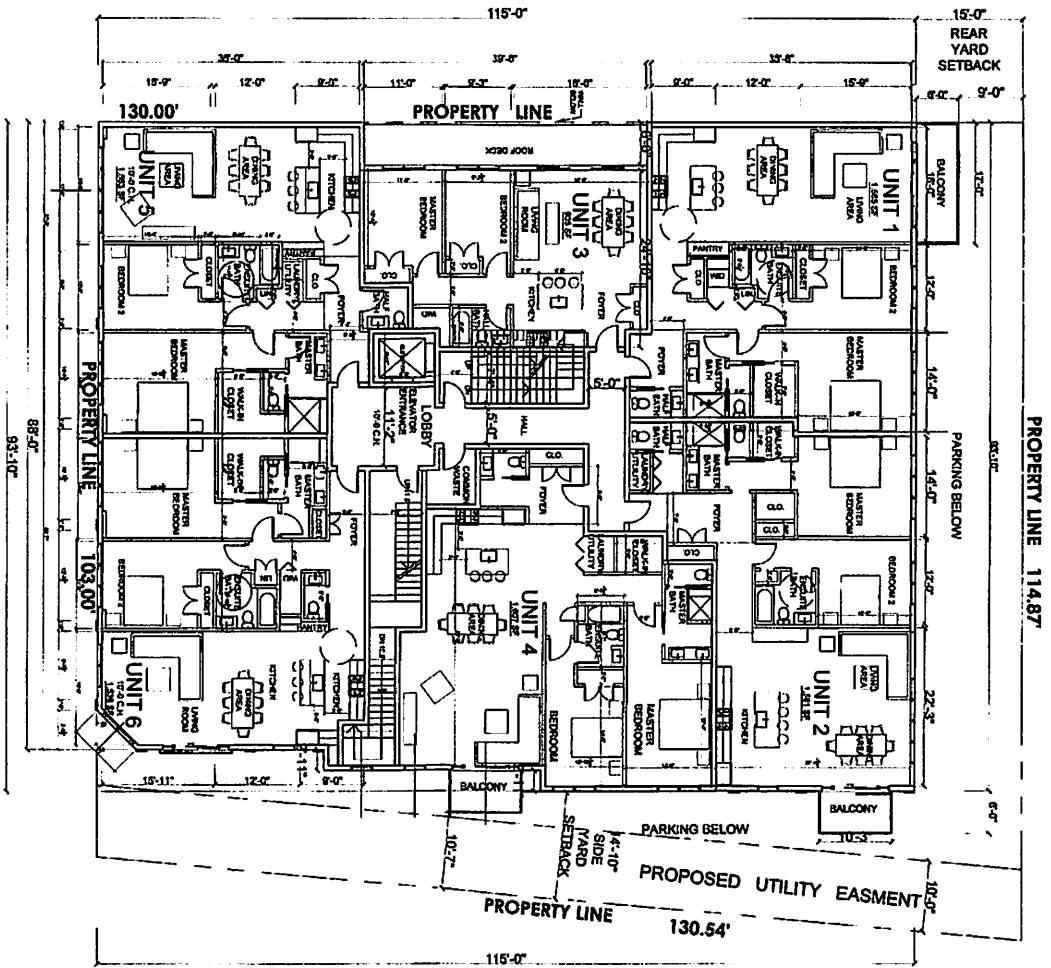
CHRISTINA GRIFFIN ARCHITECT P.C.

A-14



SCHEME B
CEDAR COMMONS
SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



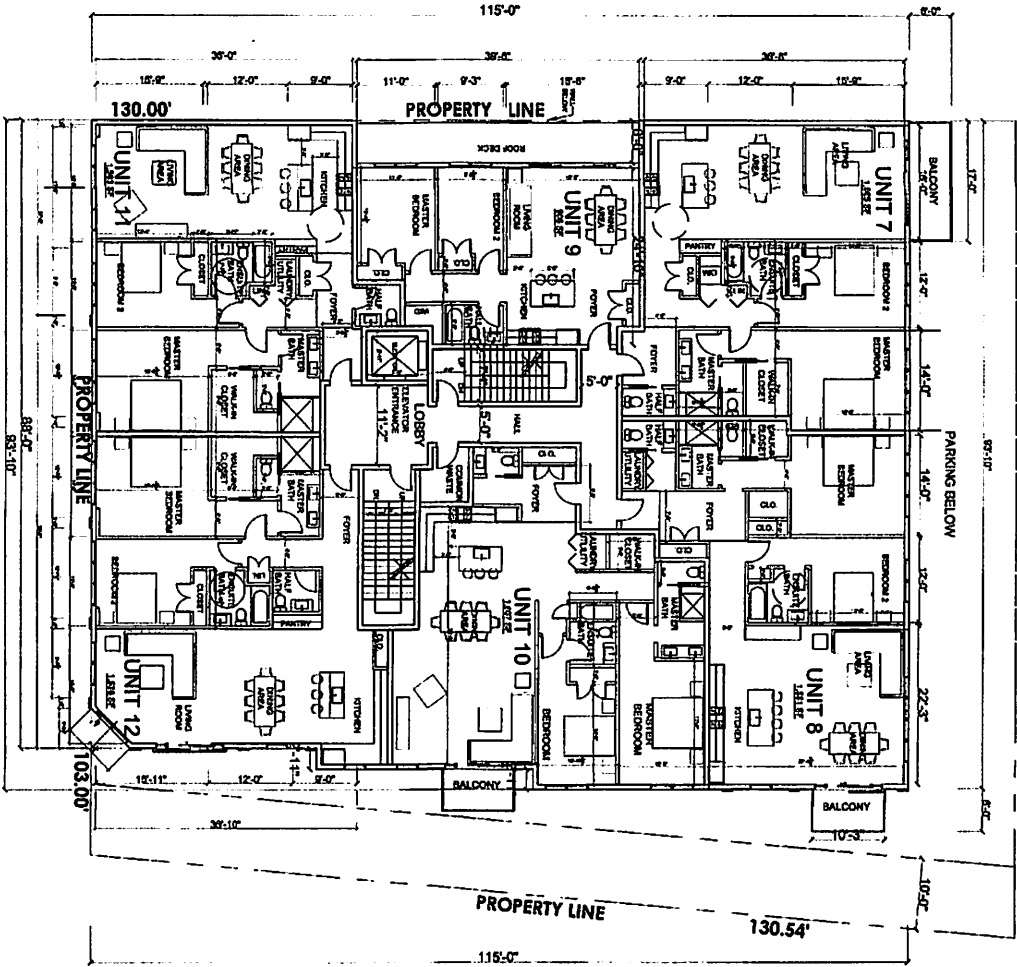
CHRISTINA GRIFFIN ARCHITECT PC

A-15



SCHEME B
CEDAR COMMONS
THIRD FLOOR FLOOR PLAN

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

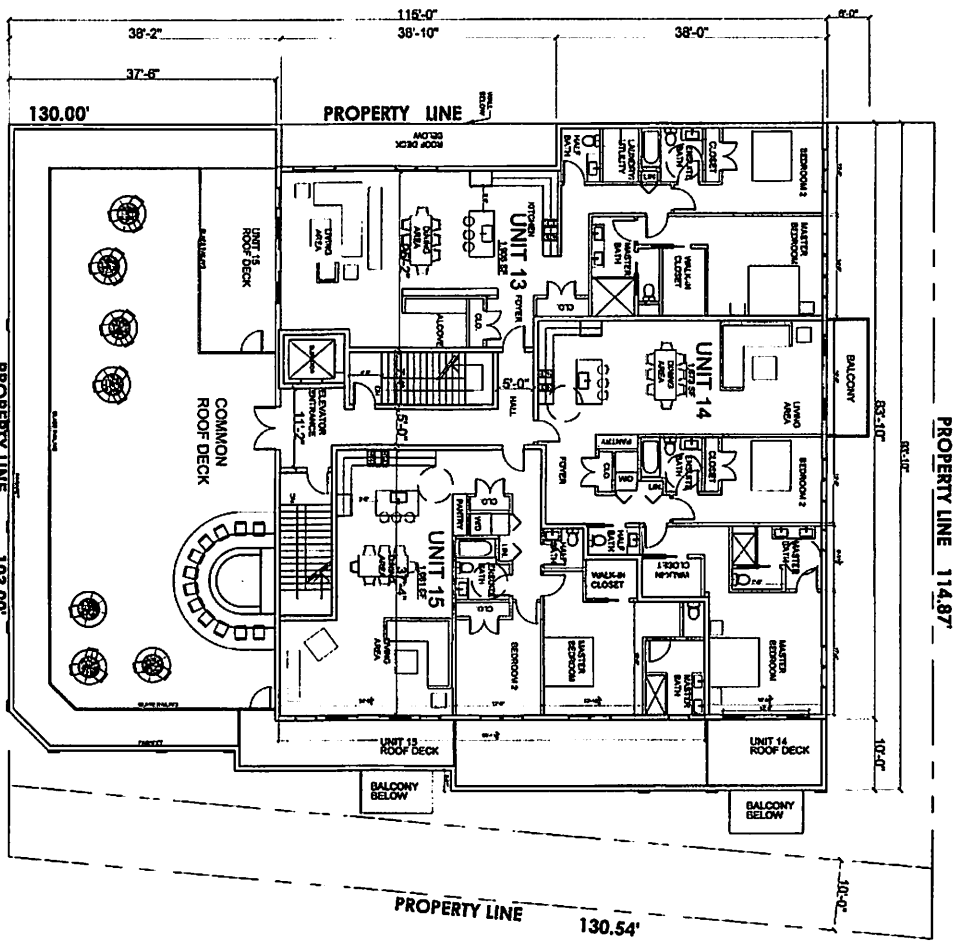


CHRISTINA GRIFFIN ARCHITECT PC

A-16



SCHEME B - ROOF AREA CALCULATIONS		TOTAL*
COMMON ROOF DECK	2,139 SF	10,501, SF
PRIVATE ROOF DECKS	685 SF	
FOURTH FLOOR ROOF	6,280 SF	
TOTAL ROOF AREA PER FLOOR TAKEN FROM EXTERIOR WALLS		1,417 SF



SCHEME B
CEDAR COMMONS
FOURTH FLOOR / ROOF DECK PLAN

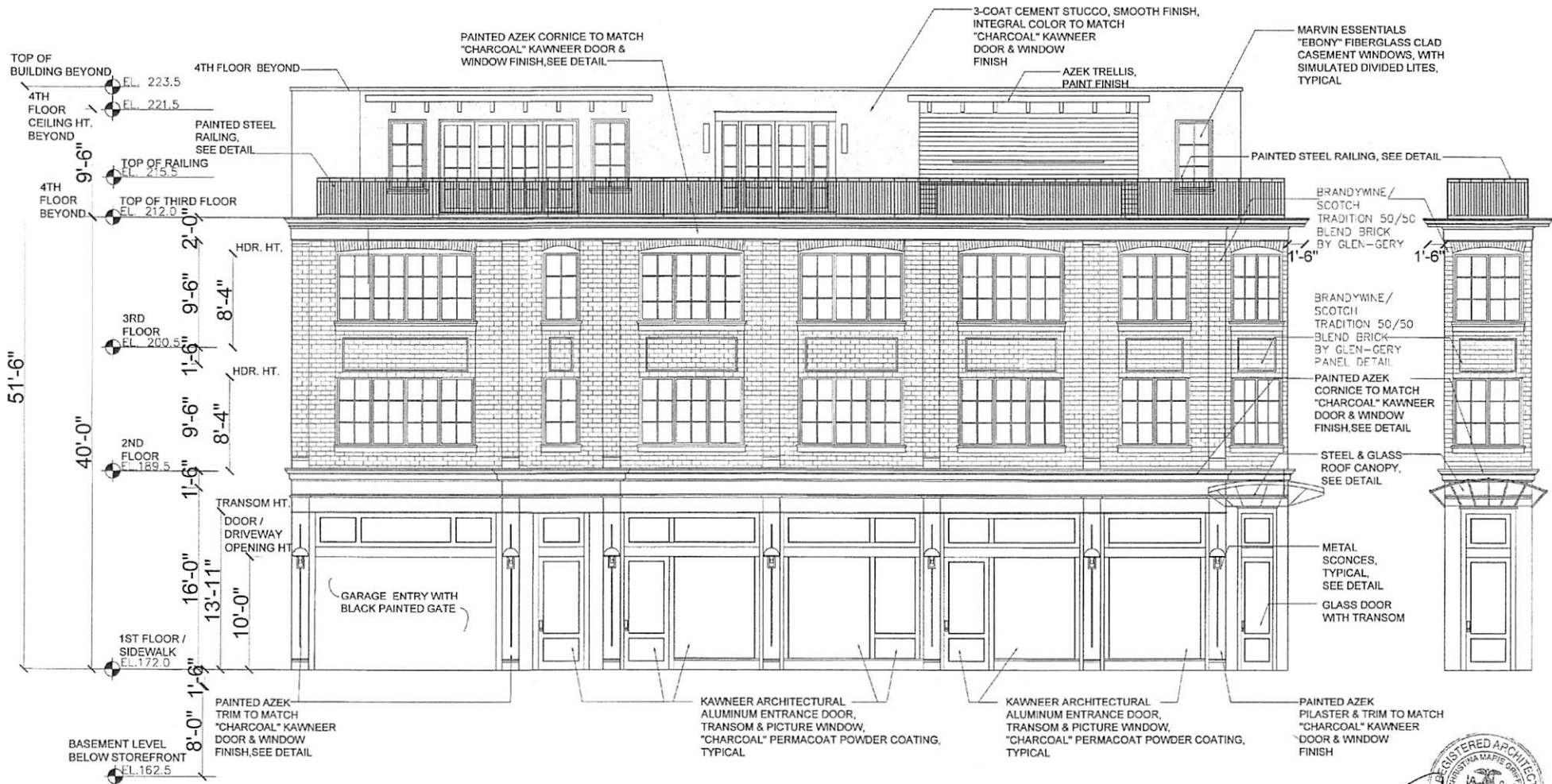
SCALE: 1/8" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC

A-17



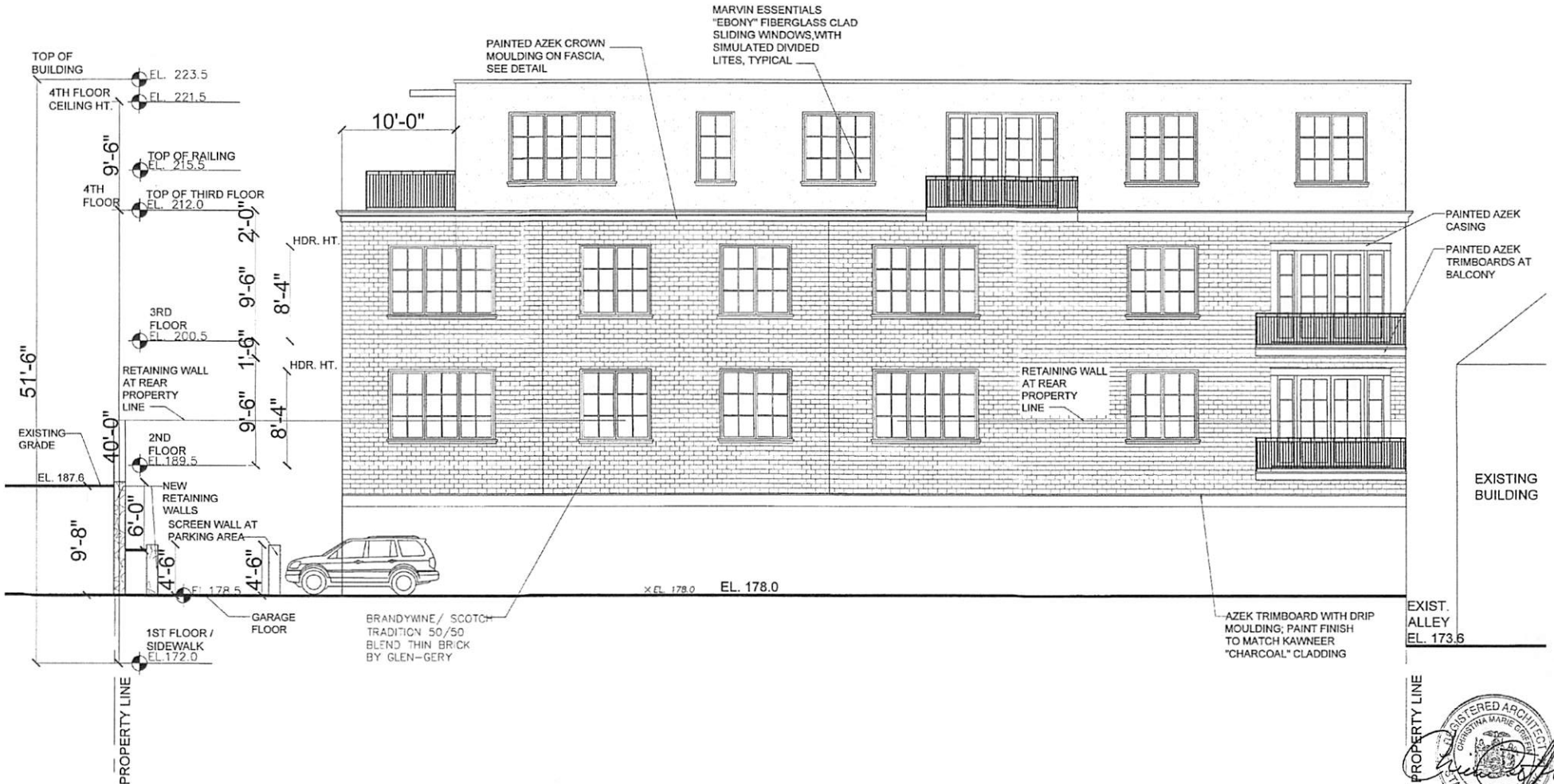


SCHEME B
CEDAR COMMONS
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



A-18

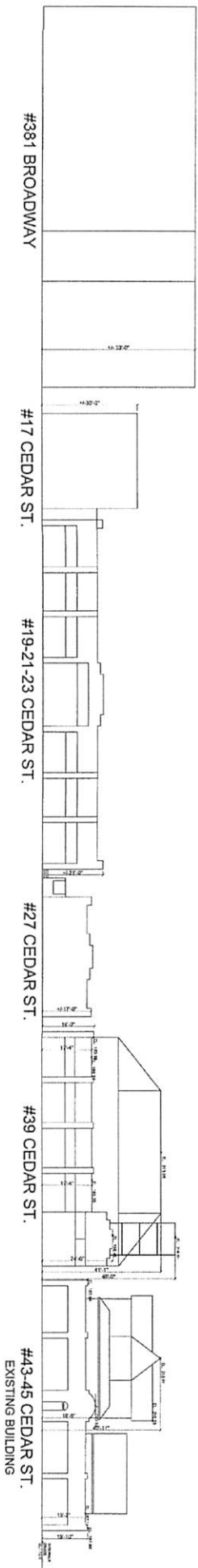


SCHEME B
 CEDAR COMMONS
 SOUTH ELEVATION

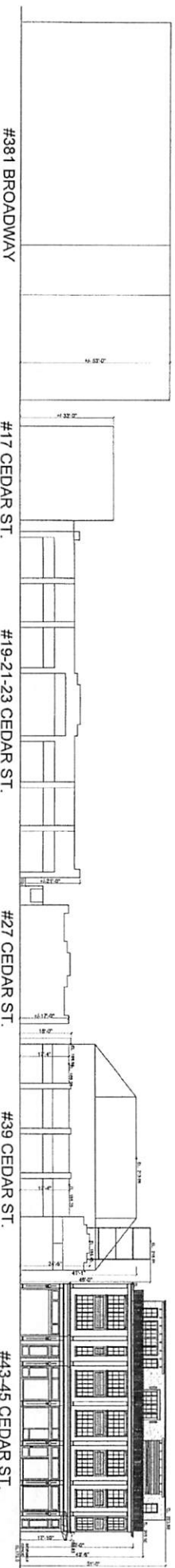
SCALE: 1/4" = 1'-0"



A-20



CEDAR STREET - EXISTING



CEDAR STREET - PROPOSED

SCHEME B
CEDAR COMMONS
STREETSCAPE

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

CHRISTINA GRIFFIN ARCHITECT PC

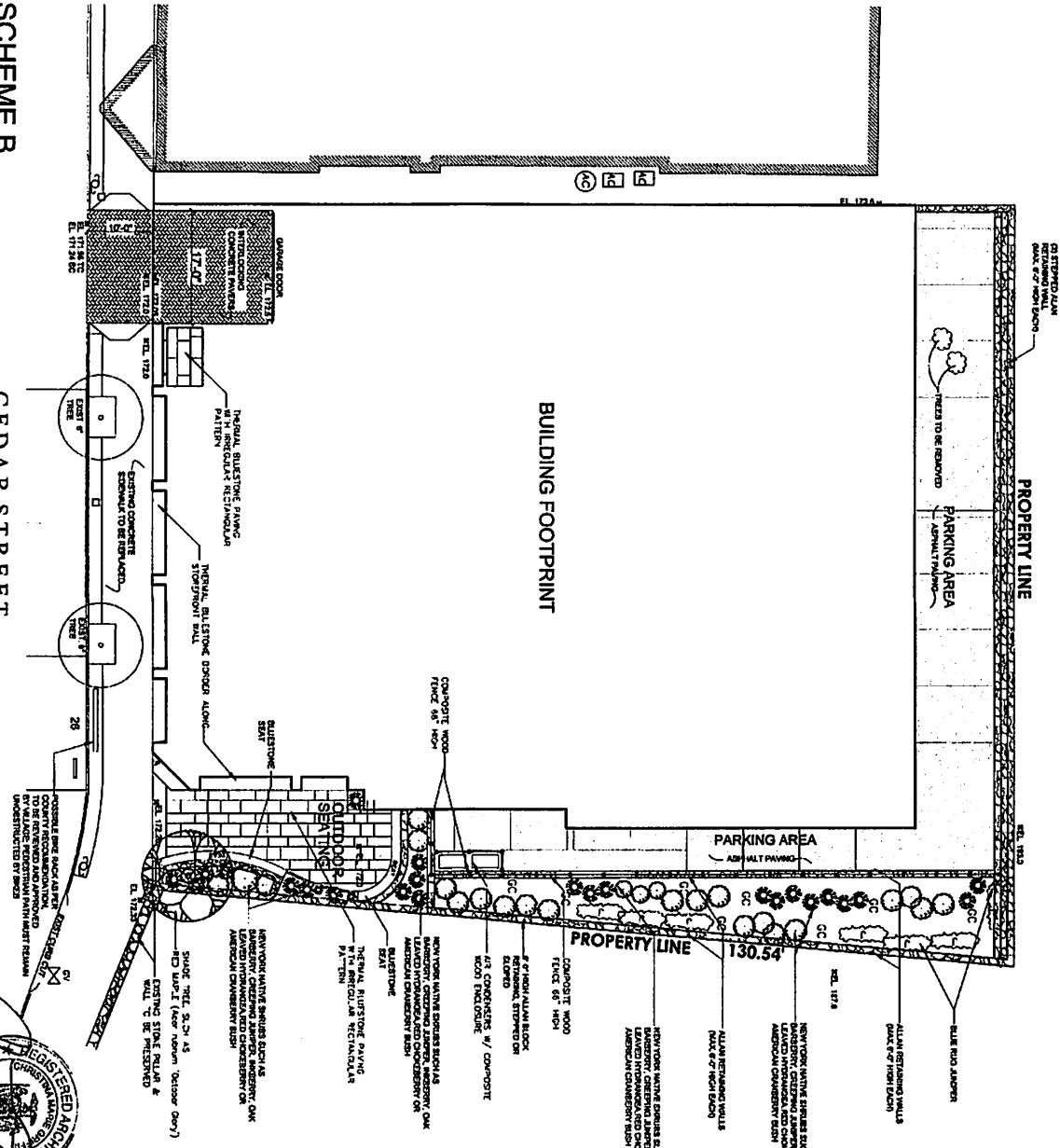
V-5



SCHEME B CEDAR COMMONS LANDSCAPE PLAN

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

CEDAR STREET



Christina Griffi

PLANTING SCHEDULE

KEY	COMMON NAME (Botanical Name)	SIZE	NOTES
○	EXISTING TREE		
○	EXISTING TREE TO BE REMOVED		
○	SHADE TREE, SUCH AS RED MAPLE (Acer rubrum, 'October' dwarf)	2 1/2 CAL.	
○	NEW YORK NATIVE SHRUBS SUCH AS BARBERRY, HORNED LARREA, AMERICAN CHERRYBERRY BUSH, OR JACOB'S LADDER		
○	BLUE RIDG JUNCIPER		
○	NEW YORK NATIVE SHRUBS SUCH AS BARBERRY, HORNED LARREA, AMERICAN CHERRYBERRY BUSH, OR JACOB'S LADDER		
○	BAILEY'S GOLD (Sedum floriferum, 'Winterspinner Gold')		
○	ACRE STONECROP (Sedum Spumum 'Red Carpet')		

