



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JULY 14, 2020

AGENDA ITEM SECTION: MINUTES

AGENDA ITEM NO. : 1

AGENDA ITEM: JUNE 23, 2020

ITEM BACKUP DOCUMENTATION:

1. DRAFT MEETING MINUTES OF JUNE 23, 2020

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Regular meeting of the Board of Trustees of the Village of Dobbs Ferry held on June 23, 2020, remotely via Zoom (<https://zoom.us/j/205957953?pwd=aU5YNHJVYkxub3lWN0RzOUZoVzROUz09>, Telephone: 1-929-205-6099, Webinar ID: 205 957 953, Password: 309361) at 6:30 p.m. Present: Mayor Vincent Rossillo, presiding, Trustees Donna Cassell, Maura Daroczy, Christy Knell, Michael Patino, Nicole Sullivan and Larry Taylor, Village Administrator Charlene Indelicato, Village Clerk Elizabeth Dreaper, Village Treasurer Jeff Chuhta, Ms. Lori Lee Dickson/Attorney for the Village, and Mr. Ed Manley/Building Inspector. Absent/excused: None.

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

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

Mayor Rossillo said he would like to take a few minutes to adjourn into advice of Counsel meeting. Mayor Rossillo said for those of you who are watching, we are going to take approximately fifteen minutes to break into an advice of Counsel meeting and we will come back to this very station at this website.

The Board adjourned into advice of Counsel meeting.

The Board returned from the advice of Counsel meeting at 7:00 p.m.

Mayor Rossillo thanked everyone for their patience.

Pledge of Allegiance

Mayor Rossillo led the pledge of allegiance.

Mayor Rossillo said he would like to add another item to the agenda to have a discussion on the Lateral Sidewalk Extensions. Mayor Rossillo said that will become agenda item number six.

Mayor Rossillo said he would like to go over the instructions because we do have two public hearings and courtesy of the floor. The instructions on how to do the meeting have been posted on the Village website and are attached to the agenda. The meeting is being streamlined live on the Village’s YouTube website and via Zoom by either video or phone. Instructions for the public hearing and courtesy of the floor: if you are participating via ZOOM either by phone or video you can raise your hand and we will call on residents in the order in which they do so. In order to raise your hand you should click on the icon labeled “participants” in a column that appears on the right hand side, at the bottom of that window is the raise your hand button; for people calling in by phone you can push star 9 in order to raise your hand and we will let you know it is your turn by either calling your name or your phone number.

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Mayor Rossillo said do not enter comments in the chat of the meeting because that does not go into the record and does not become part of the record.

Appointments: Consider a motion to authorize Mayor Rossillo to execute a Professional Service Agreement with Charlene Indelicato to be effective July 1, 2020 for consulting services of 20 hours per month during the period of transition following her retirement as Village Administrator

Mayor Rossillo said this is Charlene Indelicato's last meeting with us as the Village Administrator. Mayor Rossillo said Charlene has been with us since April 4th of 2016 and he is sorry to see her go into retirement. Mayor Rossillo said he could not have been a Trustee or the Mayor without Ms. Indelicato's guidance and he appreciates everything that she has done.

Mayor Rossillo issued the following proclamation to Ms. Indelicato in recognition of her service to the Village:

Whereas, Charlene Indelicato has served as the Village Administrator from April 4, 2016 to June 30, 2020; and

Whereas, Charlene has performed her duties as Village Administrator with the utmost dedication and professionalism; and

Whereas, Charlene has put in numerous long hours, and dedicated a great deal of personal time to the Village above and beyond what was required; and

Whereas, Charlene has worked hard to make Dobbs Ferry a better community; and

Whereas, Charlene postponed her retirement in order to ensure that Dobbs Ferry was able to make it through the COVID shut down and reopen again; and

Whereas, I officially commend Charlene for her years of dedicated service to the Village of Dobbs Ferry; and

Therefore be it resolved that through the authority of my office, I do hereby proclaim Tuesday, **June 30, 2020** as *Charlene Indelicato Day* in the Village of Dobbs Ferry, and direct that this proclamation be carried throughout the Village for people of good will to see and know.

Mayor Rossillo congratulated Ms. Indelicato and hoped that she retires well.

Ms. Indelicato said it has been a pleasure to serve the community of Dobbs Ferry. Ms. Indelicato said the people that she works with everyday have been more than outstanding and she has never met a more dedicated or smarter group of people. Ms. Indelicato said they go above and beyond all the time. Ms. Indelicato thanked the Mayor and Board for giving her the pleasure to have worked with them. Ms. Indelicato said Ed Manley is going to be great.

Motion by Trustee Sullivan, seconded by Deputy Mayor Cassell to authorize Mayor Rossillo to execute a Professional Service Agreement with Charlene Indelicato to be effective July 1, 2020 for consulting services of 20 hours per month during the period of transition following her retirement as Village Administrator.

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

Mayor Rossillo and Ms. Indelicato thanked Deputy Mayor Cassell for doing the proclamation and Ms. Dreaper for putting together the proclamation.

Appointments: Consider a resolution to appoint Edmond Manley as Acting Village Administrator effective July 1, 2020 and authorize Mayor Rossillo to execute a contract to reflect the terms and conditions of the appointment

Mayor Rossillo said since Ms. Indelicato is leaving on June 30th we need someone to step into her shoes. Mayor Rossillo said the Board does intend to do a search for a full-time permanent Village Administrator and until we can fill those shoes we are happy to have and lucky to have Mr. Ed. Manley who has agreed to act as our Interim Village Administrator. Mayor Rossillo thanked Mr. Manley for stepping into the position of Interim Administrator.

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

RESOLUTION 25-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
APPOINTING EDMOND MANLEY AS ACTING VILLAGE ADMINISTRATOR**

RESOLVED, effective July 1, 2020, Village Board of Trustees hereby appoints Edmond Manley as Acting Village Administrator in accordance with Dobbs Ferry Code Chapter 4 and authorizes the Mayor to execute a contract memorializing the conditions of such appointment.

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

Mr. Manley thanked the Board and thanked Ms. Indelicato for all the education.

Public Hearing: Continuation of public hearing to consider the application of 115 Broadway/St. Cabrini to add a new parking lot on their property

Mr. Anthony B. Gioffre III/Cuddy & Feder sent the following letter and attachments dated June 19, 2020 to Mayor Rossillo and the Board of Trustees:



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

June 19, 2020

**VIA FEDERAL EXPRESS
AND E-MAIL**

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

Re: Cabrini of Westchester – Responses to Village Parking Consultant Comments
Premises: 115 Broadway, Dobbs Ferry, New York (003.120-104-1)

Dear Mayor Rossillo and Members of the Village Board of Trustees:

On behalf of Cabrini of Westchester (the "Applicant" or "Cabrini"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Application for Site Plan Approval for a proposed parking lot addition (the "Project") in connection with the essential services that Cabrini provides in the community.

As this Board is aware, Cabrini has been diligently pursuing its Application before this Board and on referral to the Planning Board for Cabrini's *de minimis* request to install 25 as-of-right parking spaces at the Premises.¹ Cabrini is a faith-based not-for-profit organization offering skilled nursing facilities at St. Cabrini Nursing Home, with a certified homecare program that also operates on the Premises. Cabrini is sponsored and governed by the Missionary Sisters of the Sacred Heart of Jesus,² and it has served the population of the Village of Dobbs Ferry and its surrounding communities for decades, providing holistic care including daily masses, spiritual programming, pastoral care and spiritual support to its residents. Cabrini's facilities have been located at the Premises for decades, as well. The existing facilities, namely the existing parking areas, however, are inadequate and can no longer serve the religious organization's mission of advancing St. Frances Xavier Cabrini's mission and legacy of healing, teaching, and caring.³

¹ The Applicant's submissions to the Village's Planning Board on referral from this Board for recommendation dated March 28, May 23, July 3, September 18 and October 24, 2019, are incorporated herein by reference. Copies of these submissions are available upon request by the Village Board. As this Board is aware, following the Applicant's initial appearance at the Planning Board on May 2, 2019, the Applicant subsequently appeared at that Planning Board's June 6, July 11, August 8, September 5, October 3, November 7, 2019 meetings for a public hearing on the proposed parking area.

² See (<https://www.mothercabrini.org/what-we-do/eldercare/cabrini-eldercare-consortium-new-york/>).

³ See (<https://www.cabrini-eldercare.org/about-us/our-history/>).



June 19, 2020

Page 2

The demands of meeting its mission in Dobbs Ferry and its ability to care for and serve its residents necessitate the requested parking expansion - especially in these trying times amidst the COVID-19 pandemic. Indeed, the Applicant's parking consultant, Provident Design Engineering, PLLC ("PDE"), and the Village's parking consultant, BFJ Planning ("BFJ"),⁴ both reached the same conclusion that the demand for parking at the site exceeds capacity and that the proposed 25 parking spaces would meet this demand and alleviate the conditions on the site. However, notwithstanding these shared conclusions, the Village continues to push the Applicant to pursue exceedingly expensive alternative parking areas, which impose a substantial burden on Cabrini's religious exercise, and are thus prohibited pursuant to the Religious Land Use and Institutionalized Persons Act of 2000 (42 U.S.C.A. § 2000cc ("RLUIPA")).

CABRINI'S SITE PLAN APPLICATION SEEKS APPROVAL FOR AN AS-OF-RIGHT PARKING AREA FOR 25 PARKING SPACES BASED ON IDENTIFIED AND CONFIRMED DEMAND AND NEED

Focusing on the parking needs of Cabrini, the Applicant's parking consultant submitted a detailed parking study together with extensive supplemental submissions to this Board and the Planning Board, an index of which are enclosed at **Exhibit A** to this submission (collectively, the "Parking Studies"). The information contained in the Parking Studies includes, but is not limited to, the following details requested by the Village, which confirm that the Applicant's proposed parking area is the best and only feasible alternative:

- 1) The Applicant explored opportunities for shared parking with the adjoining institutional property, St. Christopher's, Inc., and in a letter dated October 21, 2019, St. Christopher's, Inc. confirmed that there are security concerns with shared parking and that St. Christopher's, Inc., has its own parking troubles with limited available parking for its users;⁵
- 2) As is more fully detailed in PDE's letter dated June 15, 2020 (the "PDE Response to Comments Letter") enclosed as **Exhibit C**, the Applicant prepared an alternative parking analysis that confirmed parking in four (4) alternate locations on the Premises is infeasible and would cause Cabrini to incur substantial and unnecessary costs and expenses;⁶
- 3) Investigated existing on-street parking located along Broadway south of the Premises, which confirmed on-street parking is already highly utilized;

⁴ In BFJ's Letter entitled "Review of Parking and Traffic Elements of Westchester Cabrini Application", dated May 19, 2020 (the "BFJ Letter").

⁵ Note: See **Exhibit B** – Letter from St. Christopher's, Inc.

⁶ Note: The Applicant has considered more than five (5) alternatives on the Premises, which locations either provided inadequate net parking spaces; significant clearing and grading/tree removal; or otherwise would have negative visual impacts.



June 19, 2020

Page 3

- 4) Considered additional parking and traffic management strategies (AKA a Traffic Demand Management Plan)⁷ for employees and visitors in addition to the existing Westchester County Ride Share program and the shared parking efforts already employed by Cabrini utilizing survey results about employees utilizing public transit;⁸
- 5) Marked out the proposed parking area for the Village Board and Planning Board members to conduct site visits at the Premises, and mitigated potential visual impacts in response to Board comments by relocating the parking area to preserve existing trees and developed a refined Landscape Plan in response to public comments; and
- 6) Prepared a visual analysis, including 3D modeling of the Premises, confirming that that the proposed parking location, set down several feet from any potential viewing platform along Broadway, will have no visual impact to site lines of the Hudson River and is consistent with the Village's Local Waterfront Revitalization Program ("LWRP").

The above-referenced details and other comments from the Village were extensively reviewed at the Planning Board for more than seven (7) months. Following the Planning Board's lengthy review, this Board subsequently retained its own parking consultant at the Applicant's cost, whose analysis merely reconfirmed the Applicant's findings that the demand at Cabrini is consistent the programs offered at its facilities, and further that this demand is "... in line with empirical statistics presented by the [Institute of Transportation Engineers' Parking Generation Manual (5th Edition, 2019)] for nursing homes."⁹ In addition to the Applicant's Parking Studies that analyzed parking data at Cabrini in real-time, BFJ also undertook a separate review of "... other aerial photos that are commercially available" and even Google Maps where the Village's consultant believe to be during peak periods providing that "[f]or the Google Earth photos [BFJ Planning] could not determine the exact times but the photos appear to be taken during high demand periods."¹⁰ Even though BFJ looked at the same question through more than one (1) different lens, the BFJ Letter finds the same result that:

"BFJ concludes that the parking demand of Cabrini of Westchester does exceed the capacity of the two parking lots, and that the 25-space addition is a reasonable target

⁷ See Exhibit C - PDE Response to Comments Letter, at page 2.

⁸ Note: The BFJ Report also confirms that the nature of Cabrini's essential services will not allow Cabrini employees to work remotely. Further, the BFJ Report confirms that in light of the COVID-19 pandemic, "[s]ome essential employees who normally would use public transportation may now commute by private car due to the social distance requirements and the possibility that a car may have become available in the household." See BFJ Letter, Page 7.

⁹ See BFJ Letter, Page 4.

¹⁰ See BFJ Letter, Page 2.



June 19, 2020
Page 4

to alleviate this condition. The parking shortage can be addressed by the addition of 25 spaces or by reducing the demand by 25 cars....”¹¹

Provided the above, the Applicant is merely proposing to install 25 additional parking spaces to meet the studied and confirmed demand and need. The data prepared by the Applicant’s parking consultant, as was reiterated by employees of Cabrini that spoke at the Public Hearings on this matter, affirm this need and the hazards that the lack of additional parking presents to Cabrini’s facilities. These studies considered the existing peak parking demand through parking accumulation surveys, and in part show that existing parking conditions lead vehicles to illegally park on the site, impacting traffic, pedestrian safety and emergency vehicle access.¹² Consistent with Cabrini’s prior analysis detailed in Parking Studies detailed in **Exhibit A**, and the additional details contained in the PDE Response to Comments Letter (enclosed as **Exhibit C**), it is respectfully submitted that the only way to achieve the necessary off-street parking and to safely and effectively meet parking existing demands without have any impacts to any established viewing platforms, is to develop the Project as proposed.

THE VILLAGE’S CONTINUED REVIEW OF THIS APPLICATION IS CAUSING CABRINI TO INCUR SUBSTANTIAL AND UNNECESSARY COSTS AND EXPENSES, DESIGNED TO DELAY THE PROJECT AND CAUSE CABRINI TO ABANDON THE PROJECT

The Applicant respectfully submits that the Village’s treatment of the pending Application for a parking lot poses a substantial burden on the religious exercise of Cabrini and the Missionary Sisters of the Sacred Heart of Jesus and its residents. Indeed, the proposed alternatives set forth by the Village, which the Applicant has addressed time and time again, are by no means the least restrictive means of furthering any compelling governmental interest herein. To the precise contrary, to the extent that there is any validity to Village’s comments regarding the views of the limited green space from the street, these alternative locations are designed to cause Cabrini to incur substantial and unnecessary costs and expenses, to delay the Project and to cause Cabrini to abandon the Project.

Further, the parking demands for a religious institution should be evaluated based upon its particular circumstances, as it is well established in New York State that, as a matter of public policy, religious uses of land are presumed to be beneficial to the public. Religious uses are deemed to advance the public morals and general welfare and enhance the public health, safety and welfare of the

¹¹ See BFJ Letter, Page 2.

¹² Note: The BFJ Letter also notes that illegal parkers may arrive at times where there are no vacant spaces (because demand exceeds availability), and that parkers will chose an illegal parking space that is more convenient (which, given the nature of the services provided at Cabrini and the residents living there, proximity to the facility is key).



June 19, 2020

Page 5

community.¹³ Accordingly, the courts in New York maintain a policy that religious uses of land cannot be prohibited, excluded or heavily burdened by local land use regulations.

Notwithstanding the foregoing presumption, an application proposing the religious use of land is not exempt from land use regulations. However, a municipal agency reviewing an application involving the religious use of land is required to afford the applicant the presumption that the proposed religious use is beneficial and in furtherance of the public health, safety and welfare of the community. As a result, religious uses must be accommodated by local governments and municipal agencies must review a religious use application with more flexibility when compared with a traditional land use applicant.¹⁴

As applied to the Project, the Village's Parking Table merely provides that *the minimum parking required* for the Premises:

“... is to be determined by the Board of Trustees and/or the Planning Board during site plan review”.¹⁵

As articulated herein and in the Applicant's Parking Studies, the issue is that the Applicant requires more parking; the demand has been confirmed by the Village's consultant and the Applicant has the ability to provide it on-site without any impacts, however the Village continues to review the same information. Following its initial March 28, 2019 submission to this Board, on April 9, 2019 the Village Board referred the Application for Site Plan Approval to the Village Planning Board for review and comment. As noted above, after appearing at the Planning Board for seven (7) months,¹⁶ the Application returned to the Village Board for continued review on November 26, 2019.¹⁷ Following the November 26th meeting, the Applicant appeared at the January 14, January 28 and February 25,

¹³ See Community Synagogue v. Bates, 1 N.Y.2d 445, 458, 154 N.Y.S.2d 15, 26 (1956). Diocese of Rochester v. Planning Board of Town of Brighton, 1 N.Y.2d 508, 154 N.Y.S.2d 849 (1956). Cornell v. Bagnardi, 68 N.Y.2d 583, 510 N.Y.S.2d 861 (1986).

¹⁴ See Holy Spirit Ass'n v. Rosenfeld, 91 A.D.2d 190, 458 N.Y.S.2d 920 (2d Dept. 1983)(stating that “[w]ith respect to zoning restrictions ... religious institutions are beneficial to the public welfare by their very nature ... [and] a proposed religious use should be accommodated, even when it would be inconvenient for the community”).

¹⁵ VILLAGE OF DOBBS FERRY ZONING CODE Section 300 Attachment 3:1 (Appendix C, Parking Table – Table C-1 Minimum Parking Required).

¹⁶ Note: The Planning Board adopted Resolution 22-2019 dated November 7, 2020, with a split vote of 3-2, with the nay votes highlighting why the Applicant should be able to pursue the proposed parking area. The Applicant also requested the meeting video for the November 7, 2020 meeting that contained these comments from the Planning Board Members through a Freedom of Information Law Request, but the Village advised by e-mail dated March 24, 2020 that “the recording of that meeting did not work.”

¹⁷ Note: On November 26, 2019 the Village Board scheduled the Public Hearing for December 2, 2019, which meeting was canceled due to inclement weather.



June 19, 2020
Page 6

2020 meetings. The Village Board subsequently adjourned the matter from its March 24, 2020 meeting Agenda to its May 12, 2020 meeting Agenda where the matter was adjourned again by the Village because the Village had not yet received its consultant's comments regarding the Applicant's Parking Studies. After several months, the BFJ Letter was provided to the Applicant only a few days before the May 26, 2020 meeting, at which time the Applicant had to request an adjournment to the Village Board's June 23, 2020 meeting date in order to have sufficient time to review and respond to the comments in the BFJ Letter as more fully detailed in **Exhibit C** herein. For more than a year the Applicant has appeared before the Village's reviewing agencies – for an as-of-right parking lot.

Further, as this Board is aware, the Zoning Code's supplemental parking regulations detailed in Zoning Code Section 300-48 "... shall apply to new development, expansions and increases in building size or density, and changes of uses". Here, the Applicant isn't proposing new development; the existing facilities are not being expanded and the Applicant is certainly not proposing a change of use.

Notwithstanding the limited scope of review of this as-of-right parking area, the nature of the services provided by Cabrini also highlights the importance of accessible parking for its employees, visitors and visitors – location and access to parking go hand-in-hand. Accordingly, the Applicant designed the proposed parking area to reflect the important balancing of the needs of its employees and visitors, while reducing the potential visual prominence of the parking area by setting it down at a lower elevation from Broadway and maintaining existing trees on the Premises. Additionally, in accordance with the Village's Parking Regulations, the proposed parking area emphasizes the primary building and its employee entrance located on the southerly side of the building.¹⁸

Though the Applicant's extensive Parking Studies and detailed supplemental submissions responding to all the Board's comments have not ripened into an outright denial of Cabrini's Application, it is well-settled that such a denial is not a necessary precursor before a Court finds that a substantial burden has been imposed on religious exercise.¹⁹ Cabrini is a permanent citizen of the Village of Dobbs Ferry and is governed by RLUIPA. All provisions of the Zoning Ordinance of the Village of Dobbs Ferry and all branches of its local government must comply with RLUIPA. As a religious institution protected by RLUIPA, its religious operations cannot be substantially burdened in the manner complained of herein.

¹⁸ See ZONING CODE Section 300-48(A) (providing in relevant part that "parking area design should... emphasize the primary buildings and orienting pedestrians toward the principal entranceways and walkways."

¹⁹ See e.g. Westchester Day School v. Village of Mamaroneck, 379 F. Supp.2d 550, 554-55 (S.D.N.Y. 2005) (rejecting the assertion that to satisfy the "substantial burden" prong under RLUIPA, it must be necessary to show that there was a "complete denial" of the application at issue); Sts. Constantine & Helen Greek Orthodox Church, Inc. v. City of New Berlin, 396 F.3d 895, 901 (7th Cir. 2005) (noting that just because the plaintiff could re-submit its application with a different "planned unit development" did not mean that defendant's denial of its original application was not a substantial burden).



June 19, 2020
Page 7

CONCLUSION

It is respectfully submitted that the proposed Project is fully zoning-compliant and is consistent with the existing character of the Educational/Institutional Zoning District. The Applicant has made significant design changes in response to comments from the Planning Board and from the public, which will preserve trees on the Premises and further limit any potential visual impacts. Additionally, the PDE Response to Comments Letter (enclosed as **Exhibit C**) reaffirms that the only way to achieve the necessary off-street parking and to safely and effectively meet parking existing demands without having any impacts to any established viewing platforms, is to develop the Project as proposed.

The Applicant therefore requests that this Board close the Public Hearing and that the Board also adopt a Negative Declaration at its June 23, 2020 meeting. Based upon the information provided by Cabrini and its parking consultant and the case law set forth herein, we respectfully request that this Board grant approval for the requested Site Plan Application to permit the construction of the parking facilities for this essential business.

We look forward to appearing before the Village Board of Trustees again on June 23, 2020 for the continued public hearing on Cabrini's pending Application for Site Plan Approval. We appreciate the Board's continued consideration of this matter.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures

cc: Lori Lee Dickson, Esq.
Daniel Pozin, Esq.
BFJ Planning
Cabrini of Westchester
Provident Design Engineering, PLLC
Taylor M. Palmer, Esq.

Exhibit A



Cabrini of Westchester

115 Broadway
Village of Dobbs Ferry, NY

List of Submitted Documents and Reports

1. Building Permit Application dated 2/25/2019
2. Letter to Village of Dobbs Ferry Board of Trustees dated 3-28-19
 - a. Site Plan Application
 - b. Short Environmental Assessment Form
 - c. Coastal Assessment Form
 - d. Zoning Worksheet
 - e. Photo Inventory of the project site area
 - f. Aerial Photograph
 - g. Storm Water Management Report
 - h. Site Plan Approval Drawings prepared by Provident Design Engineering, PLLC
3. Letter to Village of Dobbs Ferry Planning Board dated 3-28-19
 - a. Site Plan Application
 - b. Short Environmental Assessment Form
 - c. Coastal Assessment Form
 - d. Zoning Worksheet
 - e. Photo Inventory of the project site area
 - f. Aerial Photograph
 - g. Storm Water Management Report
 - h. Site Plan Approval Drawings prepared by Provident Design Engineering, PLLC
4. Letter to Village of Dobbs Ferry Planning Board dated 5-23-19
 - a. Submitted revised site plan approval drawings

Dwg. No.	Title (Revision Description)	Sheet	Rev. No.	Date
C-10	Overall Site Plan	1		2/5/2019
C-101	Site Plan (Removed proposed trees and tree legend)	2	1	5/22/2019
C-201	Grading & Drainage Plan	3		2/5/2019
C-301	Erosion & Sediment Control Plan	4		2/5/2019
C-401	Details	5		2/5/2019
C-402	Details	6		2/5/2019
C-403	Infiltration Bed Details	7		2/5/2019
LP-101	Lighting Plan	8		2/5/2019

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Cabrini of Westchester

List of Submitted Documents and Reports

Page 2 of 3

Drawing prepared by IQ Landscape Architects, P.C.				
L-1	Landscape Plan and Details <i>(Landscape Plan is being provided as requested at the 5/2/2019 Planning Board meeting)</i>			5/22/2019

5. Letter to Village of Dobbs Ferry Planning Board dated 7-3-19
 a. Site Plan Approval Drawings prepared by Provident Design Engineering, PLLC

Dwg. No.	Title	Sheet	Rev.#	Date
C-10	Overall Site Plan	1	2	7/3/2019
C-101	Site Plan	2	2	7/3/2019
C-201	Grading & Drainage Plan	3	1	7/3/2019
C-301	Erosion & Sediment Control Plan	4	1	7/3/2019
C-401	Details	5	1	7/3/2019
C-402	Details	6	1	7/3/2019
C-403	Infiltration Bed Details	7	1	7/3/2019
LP-101	Lighting Plan	8		2/5/2019

- b. Landscape Plan prepared by IQ Landscape Architects, P.C.

Dwg. No.	Title	Sheet	Rev.#	Date
L-1	Landscape Plan and Details			6/27/2019

- c. Storm Water Management Report revised 7/2/2019
 d. Parking Alternate Exhibits
 ➤ ALT-1; Parking Alternate # 1 dated 7/3/2019.
 ➤ ALT-2; Parking Alternate # 2 dated 7/3/2019.
 ➤ ALT-3; Parking Alternate # 3 dated 7/3/2019.
 ➤ ALT-4; Parking Alternate # 3 dated 7/3/2019.
 e. Parking Study dated 7/3/19
6. Letter to Village of Dobbs Ferry Board of Trustees dated 11-18-19
7. Current Drawings and Reports

- a. Site Plan Approval Drawings prepared by Provident Design Engineering, PLLC

Dwg. No.	Title	Sheet	Rev #	Date
C-10	Overall Site Plan	1	3	10/23/2019
C-101	Site Plan	2	3	10/23/2019
C-201	Grading & Drainage Plan	3	2	10/23/2019
C-301	Erosion & Sediment Control Plan	4	3	10/23/2019
C-401	Details	5	2	10/23/2019
C-402	Details	6	2	10/23/2019
C-403	Infiltration Bed Details	7	2	10/23/2019



LP-101	Lighting Plan	8	1	10/23/2019
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b. Landscape Plan prepared by IQ Landscape Architects, P.C.

Dwg. No.	Title	Sheet	Rev #	Date
L1	Landscape Plan and Details	1	2	10/23/2019

c. Storm Water Management Report dated October 2019

d. Cabrini Parking Study dated 07-02-19

8. 3D Models/Images and shift data presented at Public Hearing held on 2/25/2020
 - a. 3D Model_Video_Walking Views
 - b. 3D Model_Video_Overall View
 - c. 3D Model_Video_Driving Views
 - d. 3D Model_Snapshot_Looking West
 - e. 3D Model_Snapshot_Looking South
 - f. 3D Model_Snapshot_Looking North
 - g. 3D Model_Snapshot_Looking East
 - h. Cabrini of Westchester Staffing shifts by Hour Monday thru Friday
9. June 2020 Review Letter in Response to Comments in the Village Parking Consultant's Review Letter Dated May 19, 2020

Q:\PROJECTS-18\18-022 Cabrini Westchester\SPA Submissions\6-2020\VODF List of Submission Documents Rev 1.docx

Exhibit B



ST. CHRISTOPHER'S, INC.

Larry Carbone
Chairman of the Board
Lee Allen
President
Dr. Donald Antoniecchia
Chief Executive Officer

October 21, 2019

Patricia Krasnausky
President/CEO
Cabrini Eldercare
115 Broadway
Dobbs Ferry, NY 10522

Dear Pat,

It was a pleasure to meet with you and your leadership team earlier this month to discuss the urgency of formalizing an emergency protocol between Cabrini Eldercare and St. Christopher's that will enhance the safety and well-being of those in our respective care. We appreciate your agreement with us that such a protocol is vital, especially its focal point: an unobstructed, emergency ingress and egress gate between our campuses—underwritten by St. Christopher's—that, should there be an emergency, will ensure: first responders and emergency vehicles reach the impact point in time; and building occupants exit to safety, in a quick and orderly manner to one or both campuses.

In a follow-up conversation to our meeting, you mentioned that during a recent Dobbs Ferry Planning Board meeting on your current proposal for additional parking on-site at Cabrini Eldercare—during which your team referenced the aforementioned ingress/egress gate—there was some discussion about our campuses sharing parking. Frankly, it's simply impossible for us to share parking for several reasons, two of which I'll capture here.

- First, from a practical standpoint, we have very, very limited parking on our campus—a circumstance your campus also faces, especially during peak hours. In fact, at St. Christopher's, during to our parking shortage, we cannot even accommodate the majority of the Greenburgh-North Castle School District staff, who must therefore park on Broadway. So there are simply no spaces to share.
- Second, I know for a fact that the NYS Office of Children and Family Services, the agency governing St. Christopher's, would find it disconcerting if we proposed increasing daily access to our campus by non-staff members and vehicles, as well—nor would they approve it.

Circling back to the ingress/egress gate, as I referenced, we have previously mentioned this concept to Don Marra, former Mayor and our Village Liaison—as just one part—albeit a major one—of a comprehensive safety and security strategy we are currently implementing. These initiatives include: a security booth approved by the Planning Board that is nearing completion; an enhanced surveillance system; and additional safety policies and procedures.

-2-

In sum, I would be happy to meet with the Planning Board to present the case for this ingress-egress gate as a vital, standalone safety measure and thus, why its approval is of utmost importance. I also look forward to continuing our conversation and collaboration. Thanks, Pat.

Sincerely,



Donald Antonecchia, EdD
CEO

ADMINISTRATIVE OFFICE
71 S. Broadway, Dobbs Ferry, NY 10522 Tel. (914) 693-3030 Fax (914) 693-8325

**Helping Families
Help Themselves**

Exhibit C



7 Skyline Drive, Hawthorne, NY 10532
Tel: (914) 592-4040 www.pderesults.com

June 15, 2020

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

RE: Cabrini of Westchester – Application for Site Plan Approval – Parking Lot (25 Spaces)
Responses to BFJ Planning Letter Dated May 19, 2020
Section 003.120, Block 104, Lot 1
115 Broadway, Dobbs Ferry, NY

Mayor Vincent Rossillo and Members of the Village Board of Trustees:

We are in receipt of the letter prepared by BFJ Planning entitled “Review of Parking and Traffic Elements of Westchester Cabrini Application”, dated May 19, 2020 (the “BFJ Letter”). We have reviewed the contents of the BFJ Letter and their analysis of the peak parking shortage. The BFJ Letter reaffirmed the details in our Parking Study and in our supplemental reports that there is a parking shortage at the Cabrini site, and further that the proposed 25-parking spaces sought in this Application is reasonable to alleviate this condition. However, the BFJ Letter also makes several other recommendations, many of which the Applicant has already addressed in its prior submissions to this Board and the Planning Board. Notwithstanding, this letter provides additional responses to the comments in the BFJ Letter in a Comment/Response format.

Responses to Comments in BFJ Letter:

1) *BFJ Comment:* We recommend that Cabrini should geocode the home addresses of their employees on the main and evening shifts to determine the number of employees that could reasonably use public transportation and to check whether there are geographical concentrations of employees that could carpool.

PDE/Applicant Response: We recognize that geocoding the home addresses of Cabrini employees would provide employees with a list of coworkers that live in close proximity to each another. However, it only represents the potential for carpooling and does not represent a guarantee that employees will opt to carpool on a regular basis or on any given day.

Village of Dobbs Ferry
June 15, 2020
Page 2 of 7

- 2) ***BFJ Comment:*** If TDM actions are not deemed feasible and the Village allows an increase in parking supply on the Cabrini site, we recommend that alternate locations be chosen that do not destroy the aesthetic quality of the frontage of the southeast corner. We believe that perpendicular parking spaces can be provided safely at the locations indicated in Exhibit 2 that are cost effective, need significantly less pavement per added parking space and have minimal aesthetic impact.

PDE/Applicant Response: The applicant has addressed a TDM on several occasions with the Village and provided a detailed response in our letter to the Board of Trustees on November 18, 2019 (the “November 2019 Letter”). To summarize the response set forth in our November 2019 Letter, a Transportation Demand Management Plan (TDMP) would ultimately prove ineffective in significantly reducing the number of parking spaces. In the November 2019 Letter, we also submitted the results of a survey conducted by Cabrini to help identify the willingness of employees to carpool. The results of the survey indicated that no additional employees would be willing to use mass transit and a limited number would be willing to carpool for several reason including employees commuting to and from second jobs, childcare issues, etc.

We have also reviewed the alternative parking locations recommend by BFJ Planning as depicted on Exhibit 2 to the BFJ Letter. BFJ Planning has commented that their proposed alternatives are “cost effective, need significantly less pavement per added parking space and have minimal aesthetic impact”. However, Exhibit 2 to the BFJ Letter would only be considered a *conceptual plan*. Further, Exhibit 2 to the BFJ Letter only analyzed these potential locations from an aesthetic viewpoint and does not take into consideration existing topographic conditions, grading impacts, total disturbed area, net increase in impervious surface area, existing utility infrastructure, stormwater management, etc., all of which add significantly to the cost and unnecessary environmental impacts.

For reference by this Board, enclosed as **Exhibit A** (consisting of 2 Sheets) to this response to comments letter, please find a schematic level review of the alternatives that are set forth in Exhibit 2 of the BFJ Letter. Schematic level designs take into consideration and assess many variables without going into detailed engineering plans, including but not limited to aesthetic impacts. We have numbered the BFJ alternative locations in our **Exhibit A** in order to cross reference these locations for further discussion below.

We have also attached to this letter a chart entitled, “Preliminary Impacts Assessment of BFJ Planning Recommended Alternative Parking Locations” (the “Impacts Chart”). The discussions below only indicate those items that could not be clearly summarized in the attached Impacts Chart.

PDE/Applicant Comments Regarding BFJ Alternate #1:

- The existing road grade is an average of 8.5%. It is neither desirable nor good practice to construct parking on slopes in excess of 5%. §300-48.C(4) of the Village Code requires a maximum grade of 5% in parking areas.

Village of Dobbs Ferry
June 15, 2020
Page 3 of 7

- §300-48.D(3) of the Village Code requires a two way aisles width of 24 feet. The existing driveway width is 20-21 feet wide. Widening of the driveway would result in a net increase in impervious surface area of approximately 600 s.f.
- The construction of this alternative would result in impacts to the existing root zone of the 54" tree to be preserved.
- This BFJ Planning proposed parking alternative would sit at an elevation of approximately 106' and would present the potential to obstruct horizon line views to the west from Broadway.

PDE/Applicant Comments Regarding BFJ Alternate #2

- The existing road grade is an average of 8.5%. It is neither desirable nor good practice to construct parking a with slopes in excess of 5%. §300-48.C(4) of the Village Code requires a maximum grade of 5% in parking areas.
- §300-48.D(3) of the Village Code requires a two way aisles width of 24 feet. The existing driveway width is 20-21 feet wide. Widening of the driveway would result in a net increase in impervious surface area of approximately 600 s.f.
- As noted previously to this Board and the Planning Board, the existing electrical transformer vault is the primary service to the existing building is located in this area. The Consolidated Edison publication entitled "Transformer Vault Placement and Space Requirements", dated April 2006 indicates that transformer vaults are to be placed in sidewalk areas and further states that if vaults are located in a driveway area, then the customer must pay incremental Con Edison costs which would include special grating designs, increased maintenance, etc. Relocation and/or modification of the existing transformer vault would cost an estimated \$100,000 to \$150,000.

PDE/Applicant Comments Regarding BFJ Alternate #3

- The objective of the proposed parking area is to provide additional staff parking in the south parking lot within a safe and reasonable walking distance to the employee entrance. We understand that this existing need is only amplified in light of the current COVID-19 pandemic. By providing additional staff parking in the south lot, the north lot would be freed up for guest and visitors.
- The proposed parking area would have direct visual and aesthetic impacts from the perspective of the garden area along the front of the existing building. The existing green space that residents and visitors currently experience would be removed.
- The driveway along the frontage of the existing building would be considered the fire apparatus access road and should not be obstructed in any manner, including the parking of vehicles, unless authorized by the Fire Code Official. (Ref: Fire Code of NYS §503.4)
- The existing drainage system would require reconstruction.

PDE/Applicant Comments Regarding BFJ Alternate #4

- The objective of the proposed parking area is to provide additional staff parking in the south parking lot within a reasonable walking distance to the employee entrance. By

Village of Dobbs Ferry
June 15, 2020
Page 4 of 7

providing additional staff parking in the south lot, the north lot would be freed up for guest and visitors.

- The proposed parking area would have direct visual and aesthetic impacts from the perspective of the entrance and lobby area. The existing green space that residents and visitors currently experience would be removed.
- The driveway along the frontage of the existing building would be considered the fire apparatus access road and should not be obstructed in any manner, including the parking of vehicles, unless authorized by the Fire Code Official. (Ref: Fire Code of NYS §503.4)
- There is an existing religious shrine (constructed in 1924) located approximately 30 feet from the proposed parking area. In order to minimize impacts to the existing religious shrine, it would be necessary to construct a retaining wall at additional cost and impacts to the site.

PDE/Applicant Comments Regarding BFJ Alternate #5

- There is an existing specimen tree located approximately 30 feet from the proposed parking area. In order to minimize impacts to its root zone, it would be necessary to construct a retaining wall at additional cost and impacts to the site.
- The proposed parking area would have direct visual and aesthetic impacts on the entrance and lobby area. The existing green space that residents and visitors currently experience would be removed.

PDE/Applicant Comments Regarding BFJ Alternate #6

- The existing road grade is an average of 8.5%. It is neither desirable nor good practice to construct parking with slopes in excess of 5%. §300-48.C(4) of the Village Code requires a maximum grade of 5% in parking areas.
- The driveway along the frontage of the existing building would be considered the fire apparatus access road and should not be obstructed in any manner, including the parking of vehicles, unless authorized by the Fire Code Official. (Ref: Fire Code of §NYS 503.4)
- The proposed parking area would require a retaining wall due to the grade change and to minimize impacts to the existing building foundation wall and emergency egress door located along the north wall of the existing building.

PDE/Applicant Comments Regarding BFJ Alternate #7

- The existing religious monument/statue in the landscaped island would be impacted and would need to be relocated accordingly at additional cost and impacts to the site.
- The driveway along the frontage of the existing building would be considered the fire apparatus access road and should not be obstructed in any manner, including the parking of vehicles, unless authorized by the Fire Code Official. (Ref: Fire Code of NYS §503.4)
- The parking area would have direct visual and aesthetic impact on the entrance and lobby area. The existing green space that residents and visitors currently experience would be removed.

Village of Dobbs Ferry
June 15, 2020
Page 5 of 7

Conclusion

We recognize and would like to thank BFJ Planning for concurring with the ongoing assessment made by the Applicant and their design professionals that the parking demand does exceed the capacity of the existing parking areas on the Cabrini site. BFJ Planning has further indicated that the perpendicular parking spaces set forth in Exhibit 2 to the BFJ Letter are “cost effective, need significantly less pavement per added parking space and have minimal aesthetic impact”.

However, when these areas are analyzed in more detail and existing topographic conditions, grading impacts, total disturbed area, net increase in impervious surface area, existing utility infrastructure, stormwater management, etc. are taken into consideration, the cost effectiveness and aesthetic impacts of these areas becomes somewhat less apparent. To elaborate on these points, we provide the following comments:

- A stormwater management system is required to offset the net increase in runoff that would be attributed to the change in cover type. From a stormwater management perspective, the development of multiple parking areas would result in the need to construct multiple stormwater management systems (i.e., one system for each location developed) and will result in increased design, construction and maintenance costs which the recommendations set forth by BFJ Planning fails to recognize. Multiple system stormwater management systems will be more expensive and the cost effectiveness of developing multiple parking areas is thereby diminished.
- When analyzing the BFJ alternative development locations, it is important to recognize and weigh the potential impacts against the potential aesthetic benefits which any location may be perceived to provide. Aesthetics cannot and should not be the only consideration in the development process and should be not be considered from only one perspective. Indeed, the Applicant has prepared visual analysis and modeling to show that there will not be an impact to pedestrian or vehicular traffic passing the site. And while several of the BFJ Planning recommended alternative parking areas may provide for minimal aesthetic impacts from the perspective of the main thoroughfare, they will have a significant aesthetic impact from the perspective of the residents and visitors at the Cabrini site. We have identified these BFJ Planning recommended alternative parking areas on Exhibit A as BFJ Alternates 3, 4, 5, and 7.
- The BFJ Planning recommended alternative parking areas that we have identified on Exhibit A as BFJ Planning Alternates 1, 2 and 6 do not conform to the applicable provision of §300-48.C(4) of the Village Code which requires a maximum grade of 5% in parking areas. From this perspective, BFJ Planning Alternates 1, 2 and 6 are not a viable alternative to the parking area as currently proposed.
- The BFJ Letter states that “the 25-space parking lot proposed in the southeast corner of the Cabrini property at 115 Broadway would not impede views of the Hudson River for pedestrians walking along Broadway or for property owners directly across the street on the east side of Broadway”. It goes on to further note that “forfeiting the lawn for parking may represent an overall aesthetic loss for this section of Broadway”. As we noted above, aesthetics cannot and should not be the only consideration in the development process and should be not be considered from only one perspective. As required by the Village Code a view analysis of the

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Village of Dobbs Ferry
June 15, 2020
Page 6 of 7

proposed the 25-space parking lot was prepared using 3D models and renderings. The purpose of the view analysis is to demonstrate that the project will not have the potential to impact the visibility of the Hudson River or with the potential for visibility from the established viewing platform(s). The 3D models and renderings clearly demonstrate that the proposed the 25-space parking lot has been sited at a significantly lower elevation than the elevation right-of-way of Broadway and will not obstruct views of the Hudson River from either Broadway or the existing private residences located on the easterly side of Broadway. In addition, the proposed the 25-space parking lot has been situated in such a manner as to preserve the existing trees along the southerly property line and the 54" tree located along the site driveway.

Provided the above, and as is confirmed in our analysis, the proposed parking area on the Site Plan Approval drawings, as amended, represents the best possible alternative to address the confirmed need for additional parking at the Cabrini site. The Applicant has expended significant resources to review and assess the multitude of alternatives that the Village and their consultants have suggested that the Applicant evaluate. The Applicant and their consultants have provided an assessment and responses to each of the many substantially burdensome alternatives that the Village has suggested, and our analysis reaffirms that the Applicant's proposed location is the best location to meet the demand without causing other unnecessary impacts to the site or the area.

We respectfully request that the Village Board of Trustees vote to approve the Site Plan Application as is currently before them. If you have any questions or need additional information, please do not hesitate to contact us.

Very truly yours,

Provident Design Engineering, PLLC



Ralph P. Peragine, P.E.
Senior Project Manager

Attachments

- Exhibit A
- Preliminary Impacts Assessment of BFJ Planning Recommended Alternative Parking Locations Chart

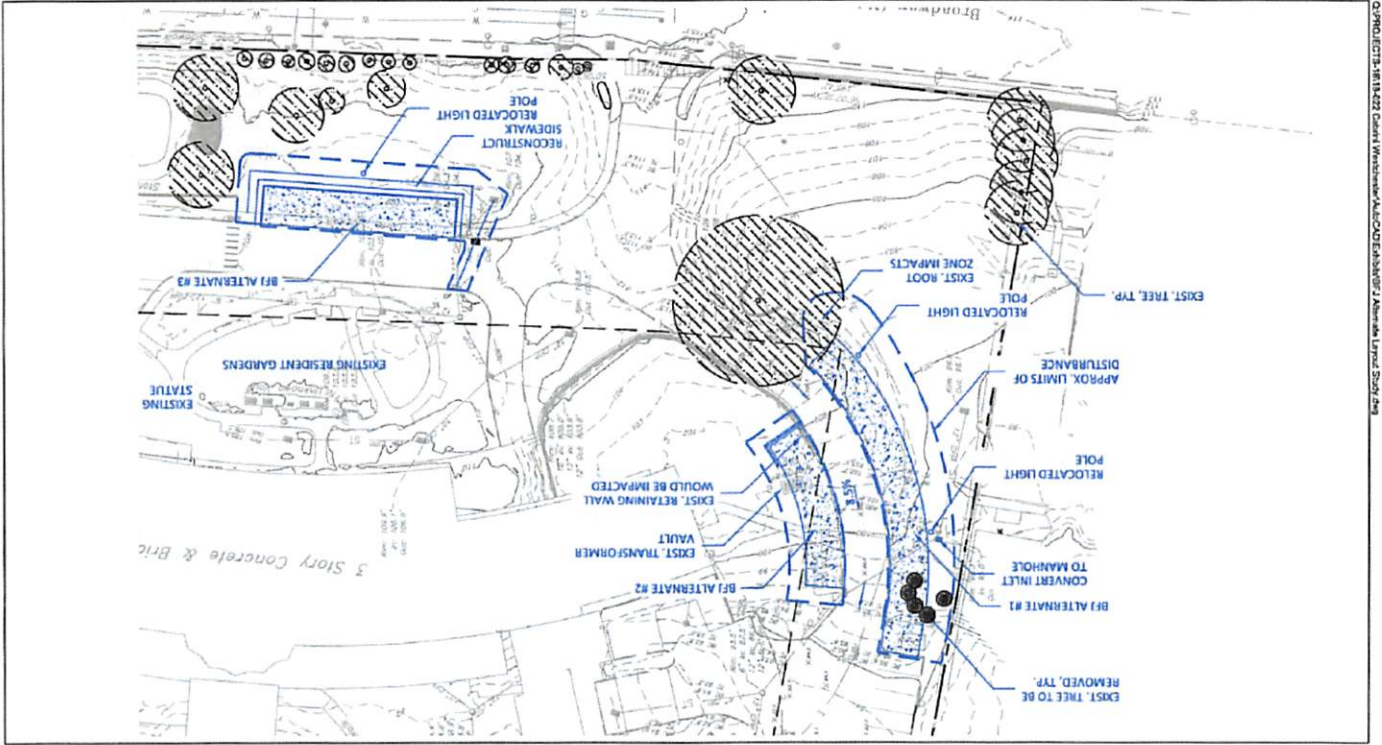
Cc: P. Krauskasky – CEO/President Cabrini of Westchester
T. Palmer – Cuddy + Feder LLP

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Provident
design engineering
7 Skyline Drive, Hawthorne, NY 10532
Tel: (914) 592-4040 www.pdereults.com

Exhibit A



PROJECT NO.: 15-022
SHEET NO.: 1 of 2
DATE: 6/15/2020
SCALE: 1"=40'
BY: MFP

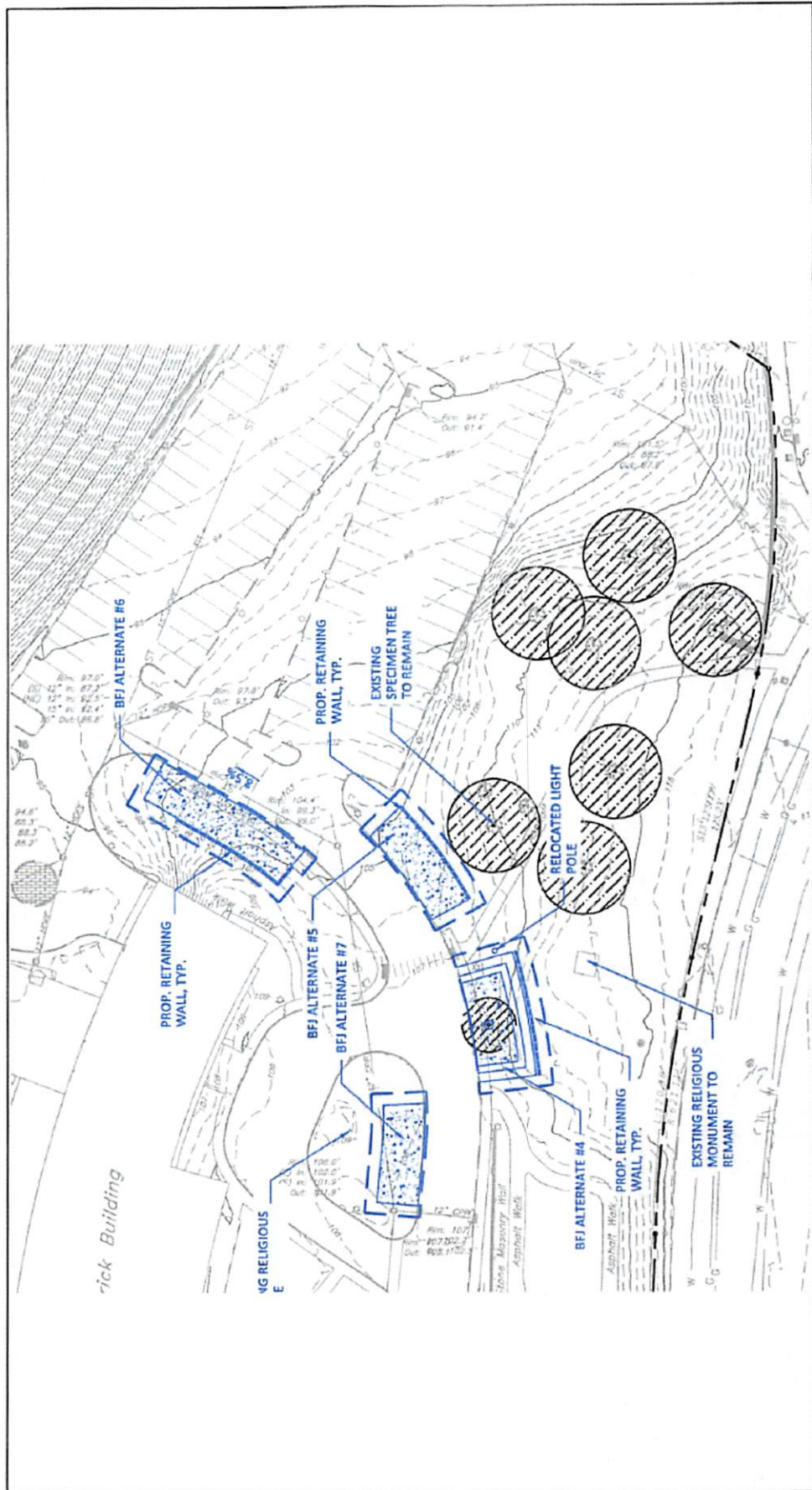
CARMIN OF WESTCHESTER
ROADWAY
DOSS KEYWAY
EXHIBIT A

Provident
design engineering
7 SKYLINE DRIVE, HAWTHORNE, NEW YORK 10532
TEL: (914) 592-4040 WWW.PDEREULTS.COM
© PROVIDENT DESIGN ENGINEERING, PLLC

PROJECT NO.: 18-022
 SKETCH NO.: 2 of 2
 DATE: 6/15/2020
 SCALE: 1"=40'
 BY: RFP

CAIRNI OF WESTCHESTER
 BROADWAY
 DOBBS FERRY, NY
 EXHIBIT A

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 700 PLAZA DRIVE, HAWTHORNE, NEW YORK 10522
 TEL: (914) 381-6046 WWW.PROVIDENTENR.COM
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**Preliminary Impacts Assessment of BFJ Planning
Recommended Alternative Parking Locations Chart**

Cabrini of Westchester Dobbs Ferry, NY Preliminary Impact Assessment of BFJ Planning Recommended Alternative Parking Locations								
	#1	#2	#3	#4	#5	#6	#7	Current Proposal
New Impervious surface area, s.f.	2,755	1,350	1,620	1,250	860	1,275	800	8,820
Approximate Disturbed Area, s.f.	5,950	2,350	5,000	2,000	1,500	2,025	1,300	18,121
No. of Parking Spaces Recommended	16	9	12	4	5	8	5	25
No. of Trees to be removed	5	0	0	1	0	0	0	2
Retaining Wall Required	No	Yes	No	Yes	Yes	Yes	No	Yes
Height, Ft.		± 5		± 5	± 3	± 4		3
Length, Ft.		± 30		± 55	± 60	± 60		40
Relocated Light Poles	2	1	0	0	0	0	0	0
Slope of Parking Area	8.5%	8.5%	± 2%	± 2%	5%	8.5%	± 2%	4.7% Max.
Separate Stormwater Management System	1	1	1	1	1	1	1	1
Proximity to Staff Entrance, Ft.	± 400	± 400	± 700	± 900	± 1000	± 1100	± 875	± 450
Notes								
1. New Impervious surface area includes parking areas and sidewalks, where applicable.								
2. The number of parking spaces recommended by BFJ Planning may/may not represent the actual number of parking spaces that could be developed based on an engineered design.								

Motion by Trustee Knell, seconded by Trustee Patino to open the public hearing to consider the application of 115 Broadway/St. Cabrini to add a new parking lot on their property.

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

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Mr. Taylor Palmer/Attorney, Cuddy & Feder; Mr. Ralph Peragine/Traffic Consultant, Ms. Patricia Krasnauskay/President and CEO, St. Cabrini Nursing Home and Mr. Carmine Guiliano were present to represent the application. Mr. Georges Jacquemart/BFJ Planning was also present.

Mayor Rossillo acknowledged receipt of the May 19, 2020 report from BFJ that was prepared on behalf of the Village concerning the need for additional parking; and a letter dated June 19, 2020 submitted by the law firm of Cuddy Feder on behalf of the applicant.

Mr. Jacquemart discussed the May 19, 2020 memo and his findings.

Mayor Rossillo thanked Mr. Jacquemart for his comments.

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

Trustee Knell said her comment is on possibly needing more time to go over the response that we got from Cabrini because it came in late Friday afternoon and there is a lot to digest. Trustee Knell feels we could use some time to discuss this with our Attorney before moving forward.

Trustee Sullivan said there were a lot of issues raised by the applicant that we did not see until late on Friday. Trustee Sullivan said she thinks the alternate locations proposed by Mr. Jacquemart are more ideal than putting in a parking lot in the middle of Broadway that is almost abutting the street that takes away the greenery, view shed and all the other things that we talk about in our Vision Plan. Trustee Sullivan said the alternatives in our consultant's report need to be investigated further before we could even entertain some of the things that have been raised.

Mr. Palmer thanked the Board for promoting him to panelist and asked for Mr. Peragine to also be promoted, as he would be deferring to him.

Mayor Rossillo said he wanted to reiterate that we did not receive the letter from Cuddy & Feder until June 19, 2020. Mayor Rossillo said the letter raises a lot of issues, especially regarding the Religious Land Use and Institutional Persons Act that we are going to have to take a look at and consider. Mayor Rossillo asked that Mr. Palmer take that into consider when he and his consultant speaks.

Mr. Palmer discussed the proposed application.

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

Mayor Rossillo said once Mr. Peragine comments on it we want something in writing and need to have a written response that exactly addresses the points raised by BFJ Planning. Mayor Rossillo said he is going to adjourn this for a written detailed analysis and ask to address needs point by point.

Mr. Palmer said maybe we will have Mr. Peragine address the comments made by Mr. Jacquemart this evening. Mr. Palmer said we are here for a public hearing and there were specific comments made and we have no objection to submitting a written response. Mr. Palmer said we ask that the Board consider closing this public hearing at it's next meeting because there haven't been additional public comments. Mr. Palmer said we ask that Mr. Peragine be allowed to address the comments that Mr. Jacquemart made.

Mayor Rossillo said he is going to adjourn this to the next Board of Trustees meeting so that you and your consultant can submit a detailed response to the report and indicate exactly why you believe their recommendations cannot be followed, and what you have done to address those recommendations.

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Mr. Palmer said all prior submissions have been provided in a dropbox in electronic format for the Board’s review. Mr. Palmer said Mr. Peragine and Provident Design have submitted responses to those alternate locations and the traffic demand management plan and those specific details.

Mr. Palmer asked that if Mr. Jacquemart is preparing any responses to our correspondence that we have sufficient time to respond to in before the Village Board’s next meeting.

Mayor Rossillo said the next step is for you to do a review and provide information and comments pertaining to what has been spoken about today and the report in detail, and then if we decide that we need more of a response or if we need Mr. Jacquemart’s response, we will ask for it. Mayor Rossillo said at this particular time I am not going to ask for him to do anything further until we receive the report from your side.

A discussion was held regarding the information that the Board is requiring from the applicant.

Mayor Rossillo said July 14, 2020 at 6:30 p.m. is the next public hearing and you will produce a report that’s more responsive and specific to help us make a decision.

Ms. Dickson said the report from May from Mr. Jacquemart presented a preferable scheme for locating the parking on the property. Ms. Dickson said this preferable scheme has not been analyzed and if the Board is in agreement that it is the preferably design and scheme it really would be more than a report that you are seeking. Ms. Dickson said we would be looking for a submission that took into consideration that the Board is tending to looking at this as a preferable location for this parking if the Board is feeling that way. Ms. Dickson said this is a new scheme and a new preferable option.

A discussion was held and the Board commented on the information that they are requiring.

Motion by Trustee Sullivan, seconded by Trustee Knell to adjourn the public hearing to consider the application of 115 Broadway/St. Cabrini to add a new parking lot on their property, to the next meeting of the Board on July 14, 2020.

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

Public Hearing: Continuation of public hearing for review of the application of 41 Cedar Street

Ms. Linda Whitehead sent the following letter and plans dated June 18, 2020 to Mayor Rossillo and the Board of Trustees:



McCULLOUGH, GOLDBERGER & STAUDT, LLP

ATTORNEYS AT LAW

1311 MAMARONECK AVENUE, SUITE 340

WHITE PLAINS, NEW YORK

10605

(914) 949-0400

FAX (914) 949-2510

WWW.MCCULLOUGHGOLDBERGER.COM

FRANK S. McCULLOUGH (1905-1990)
EVANS V. BREWSTER (1920-2005)

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

June 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 productive discussion at your June 9, 2020 meeting.

We are providing to you herewith revised plans incorporating changes as discussed. We have added an additional affordable unit, and also provided additional diversity of housing types. The project now proposes a total of 16 units, including 2 affordable studio units on the second floor, an affordable 2 bedroom unit on the third floor, and 13 market rate 2 bedroom units. With this unit mix the parking requirements is still satisfied. The addition of the partial fourth floor is justified by the ability to modify the unit mix to add studios and to add an additional affordable unit above what is required, as well as the public benefit of allowing parking to be placed on the ground floor, significantly reducing excavation, site disturbance, and the construction timeline. These benefits satisfy the requirements for the Board to exercise its discretion to allow the partial fourth floor.

The plan has also been modified to reduce the height of the building. The top of the third floor now sits at a height of 35'4" and the top of the fourth floor is at 46'10". These each represent a reduction of 4'8" from the previous plan. We are requesting a waiver of just 1'10" for the proposed height. We have also added the roof decks and bulkhead on the fourth floor roof. The bulkhead is the minimum required to provide access and is less than 5% of the roof area. The roof plan is similar to the roof plan reviewed by the Planning Board for Scheme A – giving outdoor space to the units, a green roof, and a place for the air condenser units which can be fully screened.

The virtual reality presentation will be updated to reflect the reduced building height and also to show the additional views requested at the last meeting. While we know there have been concerns

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Mayor and Members of the Village Board
June 18, 2020
Page 2

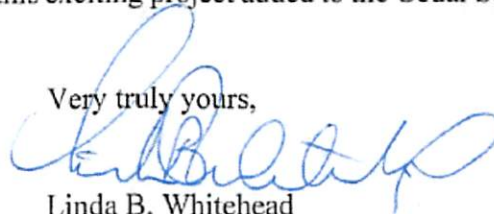
expressed over the visual impact, we believe that the proposed building represents a significant improvement over the existing condition with the odd mix of the one story structure in the front and the large house in the rear. Our client has also reached out to Zion Episcopal Church to schedule a site visit to discuss landscaping which could be provided to benefit the Church. We hope to be able to show you a plan of this additional landscaping at the meeting.

We hope that you will be able to coordinate your requested site visit prior to the June 23rd meeting and our client is happy to join you on the site visit (keeping socially distant of course). We are also hopeful that you will have a report from the Village's arborist prior to the meeting.

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

We look forward to the continuation of the public hearing on this matter at your June 23, 2020 meeting and 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

CEDAR COMMONS

43-45 CEDAR STREET, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

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



BOT REVISED SUBMISSION 6-18-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
<p>THE NYC GROUP DOMINO D. MARFONTE, P.E. MANAGING PARTNER 222 BLOOMINGDALE ROAD, SUITE 404 WHITE PLAINS, NY 10610 914.232.5167 dmarf@nycg.com</p>	<p>CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 18 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.428.9128 cgastudio.com</p>	<p>HUBSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 48 ENGLISHPOND ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.826.5620 msteinf@hubsonllc.com</p>	<p>PLANNING & DEVELOPMENT ADVISORS DAVID B. SMITH, PRINCIPAL 181 LEE AVENUE YONKERS, NEW YORK 10586 914.942.8414 dsmith@ny1012@gmail.com</p>	<p>PRECEDENT DESIGN ENGINEERING CARLETTA HOLZ, P.E., PTOE PARTICIPATION PROJECT MANAGER 7 SKYLINE BRIDGE HASTINGS-ON-HUDSON, NY 10522 914.332.4360 carlett@pde-ny.com</p>	<p>BOARD OF TRUSTEES SUBMISSION 4.23.18 BOARD OF TRUSTEES PRESENTATION 4.23.18 PLANNING BOARD PRE SUBMISSION 5.16.18 PLANNING BOARD SUBMISSION 7.02.18 PLANNING BOARD SUBMISSION 7.26.18 PLANNING BOARD PRESENTATION 8.08.18 APRIL SUBMISSION 9.10.18 APRIL REVISED SUBMISSION 11.16.18 BOT SUBMISSION 3.9.20 BOT REVISED SUBMISSION 3.18.20 BOT REVISED SUBMISSION 6.18.20</p>	<p>A.0 SITE SHEET LIST OF DRAWINGS, ENGINEERING S.1 ZONING COMPLIANCE, PHOTOS OF EXIST. COND. S.1.1 REVISIONS, COLOR SCHEME C.1 ZONING PLAN C.2 SITE PLAN / SEWER/WATER MANAGEMENT PLAN S.2 ENGINEERING REPORT A A.1 GARAGE PLAN A.2 FIRST FLOOR PLAN A.3 SECOND & THIRD FLOOR PLAN A.4 ROOF PLAN A.5 NORTH ELEVATION A.6 NORTH ELEVATION - COLOR SCHEME A.6 WEST ELEVATION A.6S WEST ELEVATION - COLOR SCHEME A.7 SOUTH ELEVATION A.7S SOUTH ELEVATION - COLOR SCHEME A.8 EAST ELEVATION A.8S EAST ELEVATION - COLOR SCHEME A.9 WESTING SECTION A.10 SECTION THROUGH TOWER A.11 WALL SECTION, EXTERIOR DETAILS A.12 WALL SECTION, EXTERIOR DETAILS</p>	<p>A.13 WALL SECTION, EXTERIOR DETAILS L.1 LANDSCAPE PLAN S.1 REVISIONS & ELECTRICAL PLAN S.1.1 STREET SCENE S.2 WALKING STUDIES S.2.1 WALKING STUDIES V.4 INSPIRATION BOARD SCHEME B - PARKING AT GROUND FLOOR / 14TH STREET S.2 ZONING DATA, FLOOR AREA CALCULATIONS A.14 GARAGE PLAN / FIRST FLOOR PLAN A.15 SECOND & THIRD FLOOR PLAN A.16 FOURTH FLOOR / ROOF PLAN A.17 NORTH ELEVATION A.18 WEST ELEVATION A.18S WEST ELEVATION A.19 SOUTH ELEVATION A.20 EAST ELEVATION S.2.2 STREET SCENE L.2 LANDSCAPE PLAN C.2.1.1 SECTION BY SCHEMATIC SEWER/WATER MANAGEMENT PLAN</p>

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

ZONING DATA - SCHEME B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.60-42, LOT 11
	REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	8,873 SF	14,182 SF (0.328 ACRES)
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL
MINIMUM UNIT SIZE	600 SF PER UNIT	-	604 + 1,908 SF PER UNIT
MAXIMUM BUILDING COVERAGE	80%	+77%	77% (10,731 SF, INCLUDING BALCONIES)
MAXIMUM IMPERVIOUS COVERAGE	100%	+58%	84%
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT
MAXIMUM BUILDING HEIGHT	3 STORES / 40 FT	-	4 STORES / 46'-10" FT (TOP OF BUILDING) *NON-COMFORMING
BUILDING AREA	MAX. 30% TOTAL ROOF AREA	-	BUILDING IS 331 SF OR 5% TOTAL 4TH FLOOR ROOF AREA
FRONT YARD SETBACK	0 FT	0 FT	0 FT
REAR YARD SETBACK	0 FT	0 FT	15 FT TO PRINC. BLDG. / 80 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	3-5%
PARKING	RESIDENTIAL: 1 SPACE PER DWELLING UNIT +] PER BEDROOM RETAIL: 1 FOR EACH 600 SF OF 1 FLOOR AREA	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET * + 26 SPACES TOTAL PROVIDED SCHEME B RESIDENTIAL: 1 PER DWELLING UNIT +] PER BEDROOM (28 BEDROOMS TOTAL) + 16 + 7 = 23 SPACES RETAIL: 1,400 SF RETAIL / 600 = 3 SPACES 23 SPACES TOTAL REQUIRED
PARKING SETBACK - REAR (UNENCLOSED ONLY)	10 FT	-	3 FT *NON-COMFORMING
PARKING SETBACK - SIDE 1 (UNENCLOSED ONLY)	10 FT	-	10 FT
PARKING SETBACK - SIDE 2 (UNENCLOSED ONLY)	10 FT	-	3.5 FT *NON-COMFORMING

FLOOR AREA CALCULATIONS - SCHEME B	
FLOOR	FLOOR AREA
FIRST FLOOR	RETAIL: 1,400 SF COMMON AREA (ENTRANCE/HALL/ ELEVATOR STAIR (STORAGE) PARKING AREA): 7,881 SF DRIVEWAY: 1,448 SF
SECOND FLOOR	RESIDENTIAL UNIT 1 - 604 SF - AFFORDABLE UNIT #1 UNIT 2 - 643 SF - AFFORDABLE UNIT #2 UNIT 3 - 1,234 SF UNIT 4 - 1,511 SF UNIT 5 - 1,549 SF UNIT 6 - 1,523 SF UNIT 7 - 1,494 SF TOTAL FIN. FL. AREA OF UNITS: 8,759 SF
THIRD FLOOR	RESIDENTIAL UNIT 8 - 1,520 SF UNIT 9 - 1,581 SF UNIT 10 - 1,627 SF UNIT 11 - 1,528 SF UNIT 12 - 1,583 SF UNIT 13 - 1,025 SF - AFFORDABLE UNIT #3 TOTAL FIN. FL. AREA OF UNITS: 8,759 SF
FOURTH FLOOR	RESIDENTIAL UNIT 14 - 1,938 SF UNIT 15 - 1,473 SF UNIT 16 - 1,581 SF TOTAL FIN. FL. AREA OF UNITS: 5,240 SF PRIVATE ROOF DECK - 445 SF COMMON ROOF DECK - 2,159 SF
ROOF	BUILDING - 331 SF PRIVATE ROOF DECK - 2,519 SF COMMON ROOF DECK - 1,251 SF GREEN ROOF - 1,362 SF

**DESIGN B - REVISED
CEDAR COMMONS
ZONING DATA / FLOOR AREA CALCULATIONS**

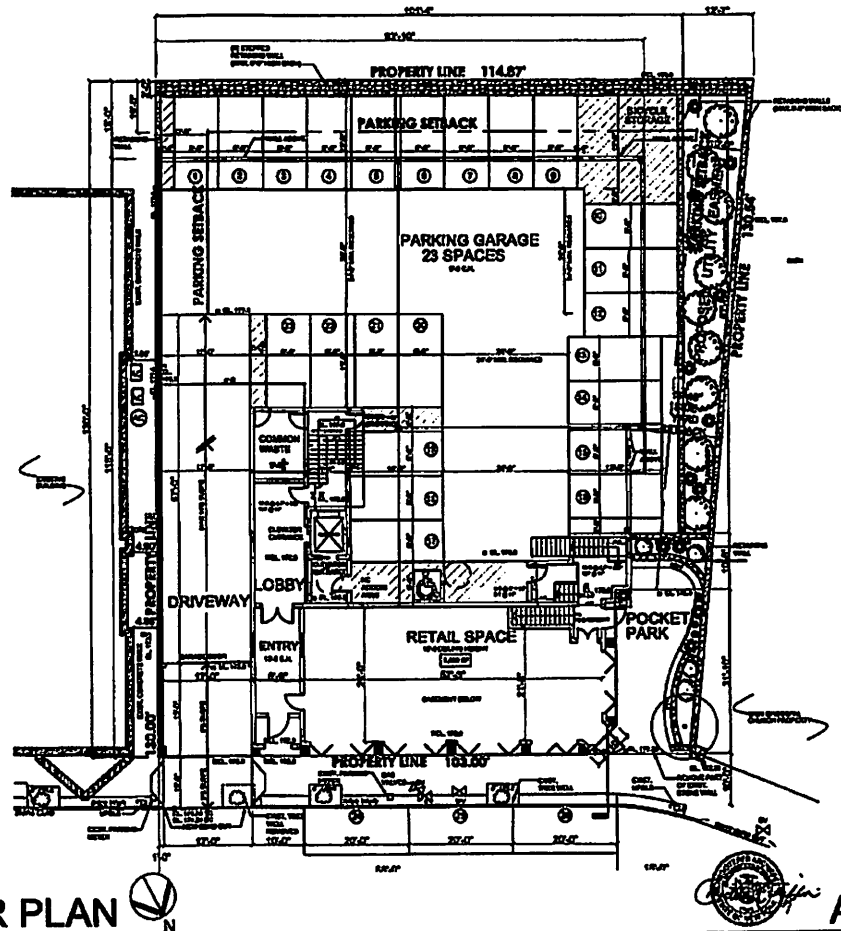
SCALE: NTS



S-2

CHRISTINA GRIFFIN ARCHITECT PC

PARKING CALCULATIONS - DESIGN B - REVISED	
REQUIRED	PROVIDED
RESIDENTIAL: 1 PER DWELLING UNIT (16 UNITS TOTAL) +	GARAGE: 23 SPACES
$\frac{1}{2}$ PER BEDROOM (28 BEDROOMS TOTAL) = 14 + 7 (4 X 25) = 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 202-46 (C1) of the Village of Delta 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)."	



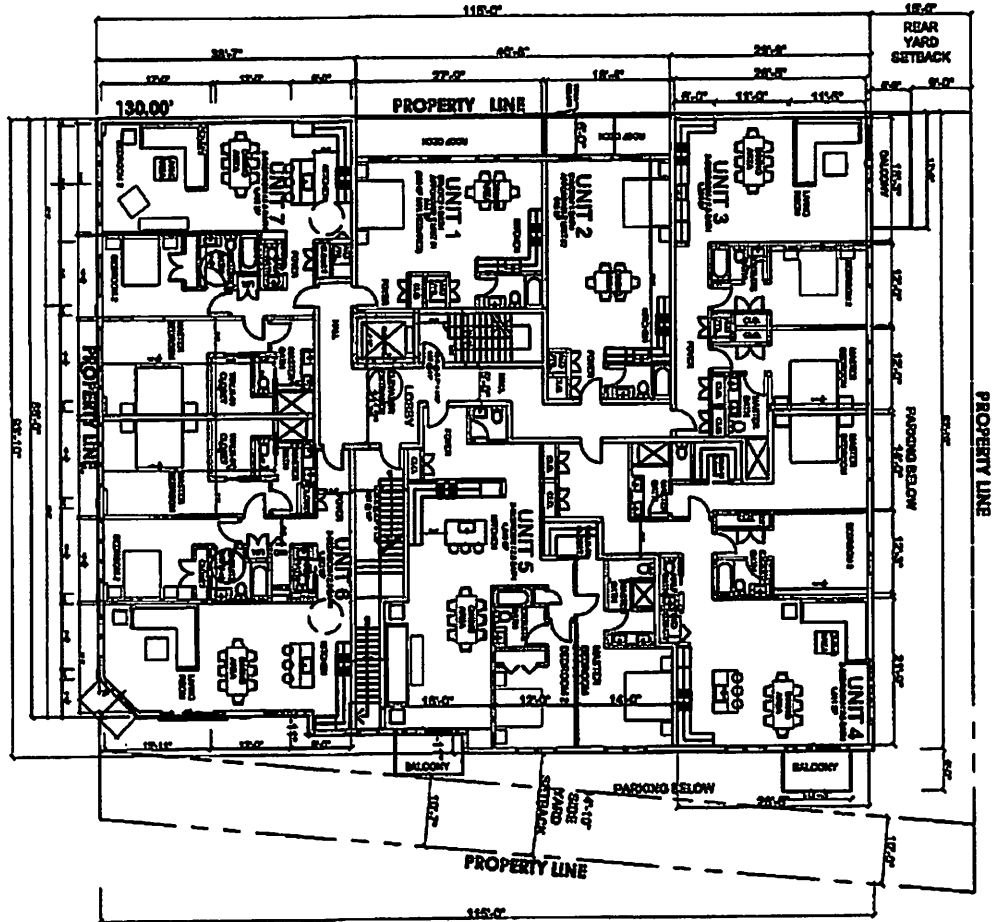
DESIGN B - REVISED
CEDAR COMMONS
GARAGE / FIRST FLOOR PLAN

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

CHRISTINAGRIFFINARCHITECT PC **A-14**

DESIGN B - REVISED
CEDAR COMMONS
SECOND FLOOR PLAN

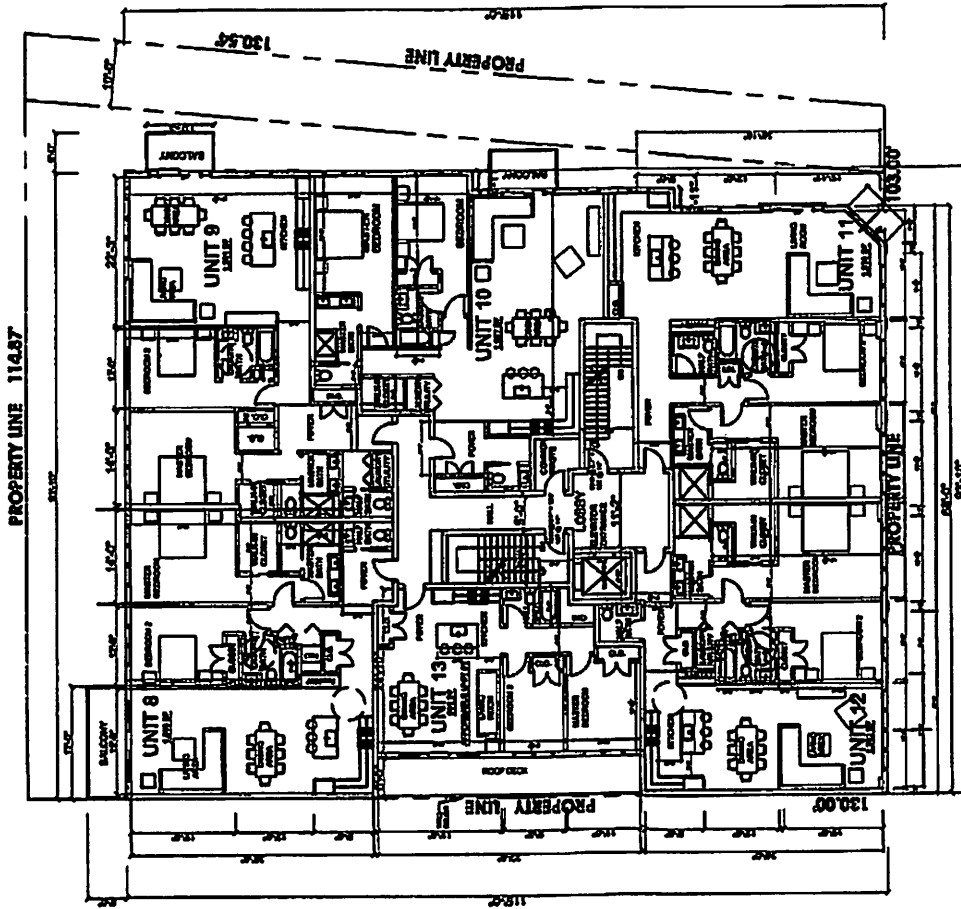
SCALE: 1/8" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC



A-15



DESIGN B - REVISED
CEDAR COMMONS



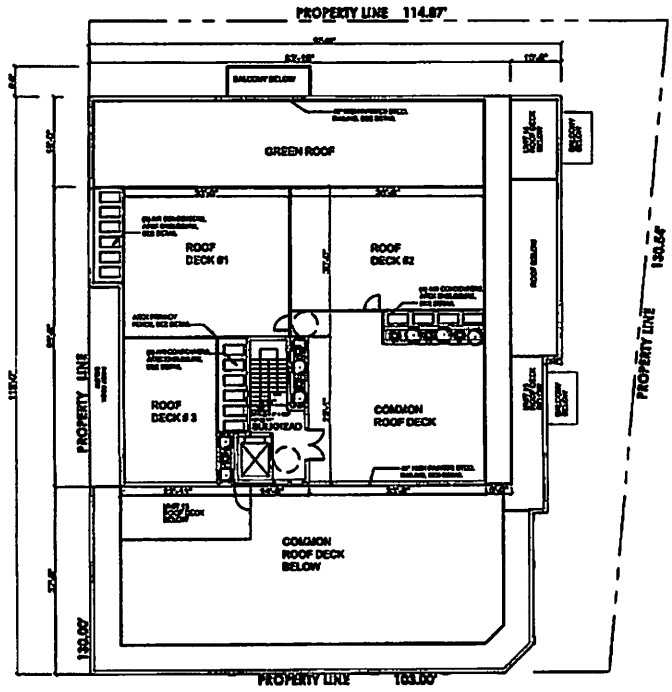
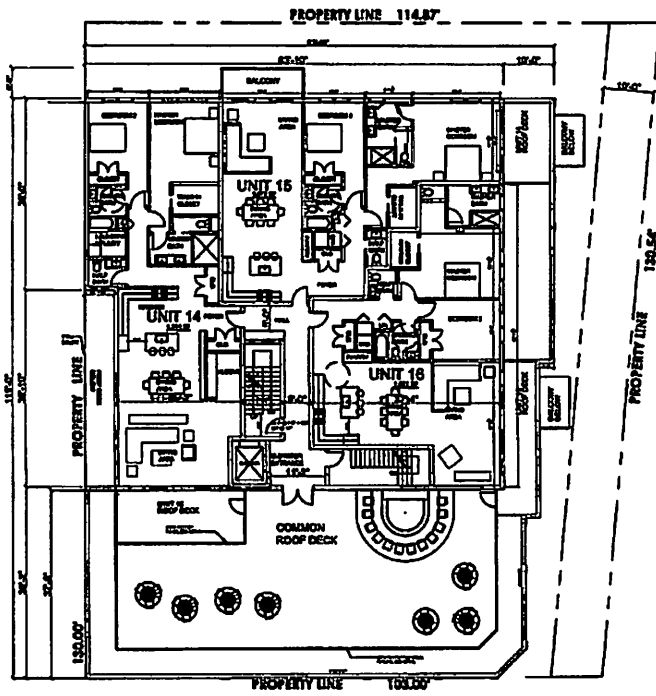
THIRD FLOOR FLOOR PLAN


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



A-16

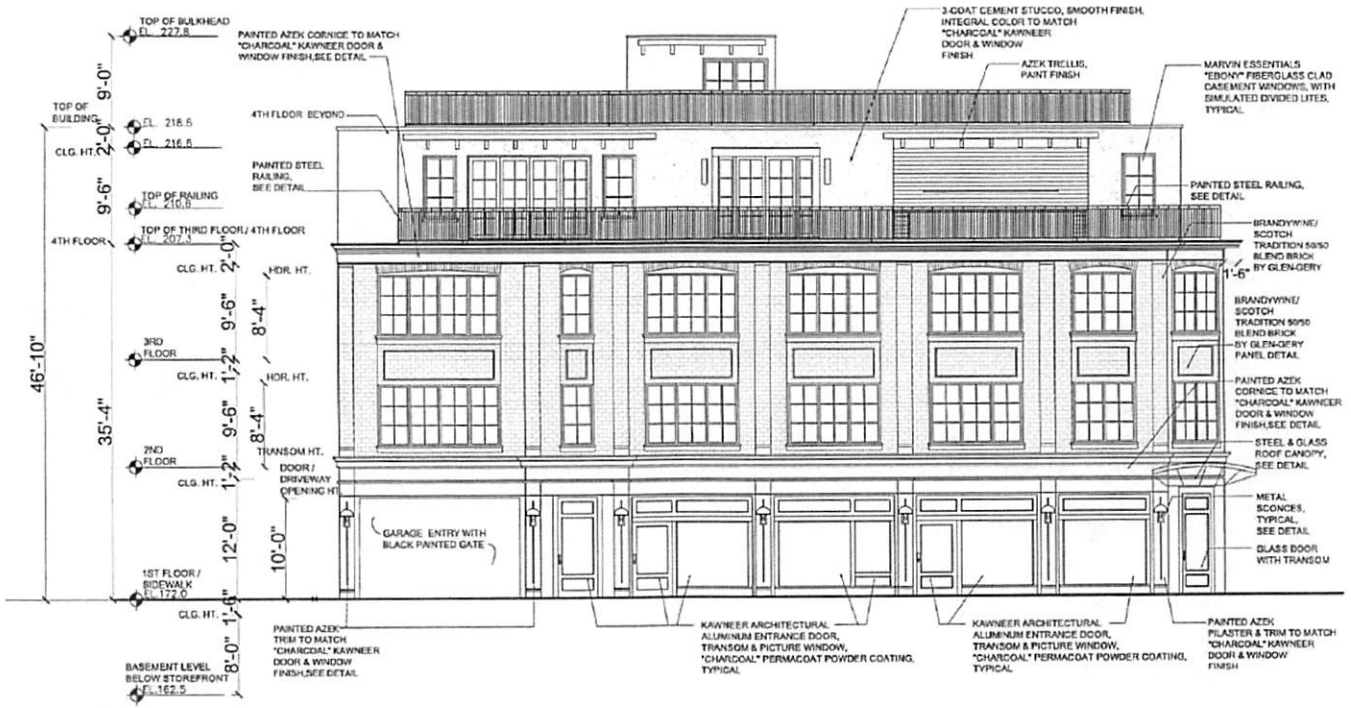
CHRISTINA GRIFFIN ARCHITECT PC



DESIGN B - REVISED
CEDAR COMMONS
FOURTH FLOOR / ROOF DECK PLAN 
SCALE: 1/8" = 1'-0"

 **A-17**

CHRISTINAGRIFFINARCHITECT PC



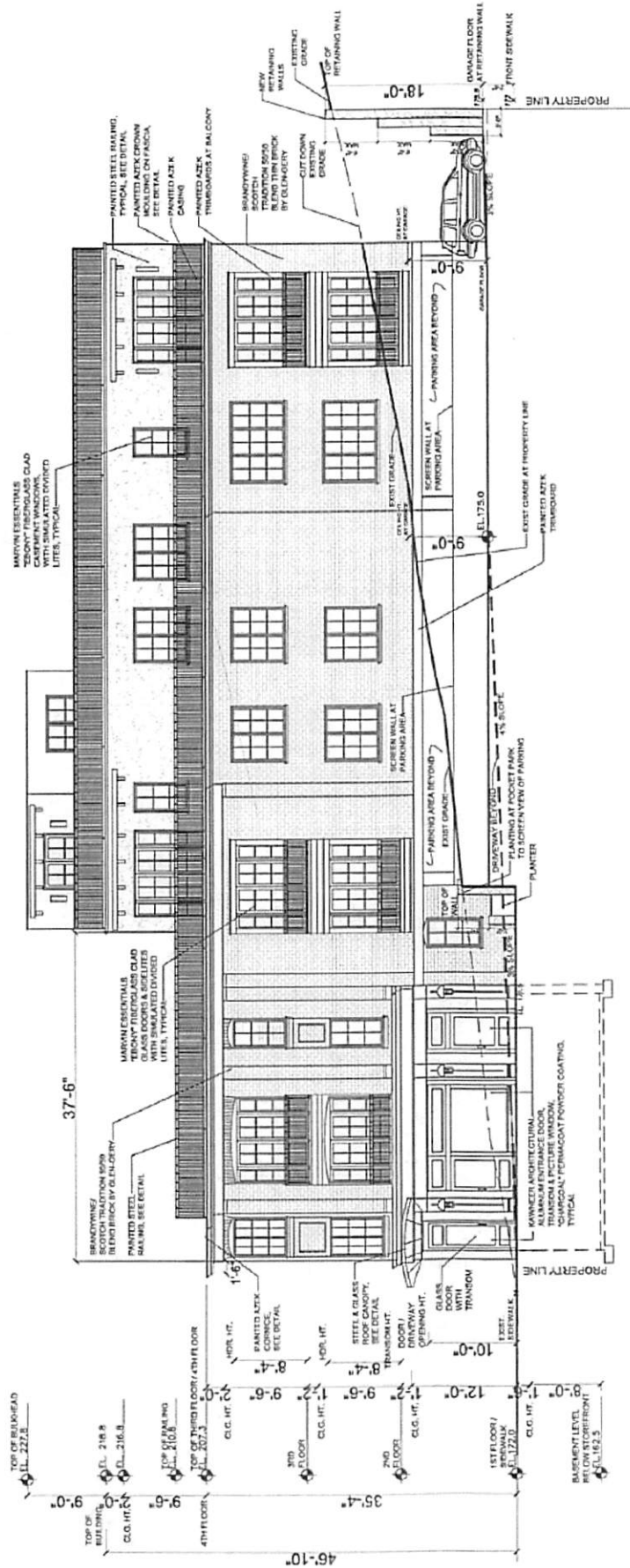
DESIGN B - REVISED
CEDAR COMMONS
NORTH ELEVATION

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



A-18

CHRISTINAGRIFFINARCHITECT PC



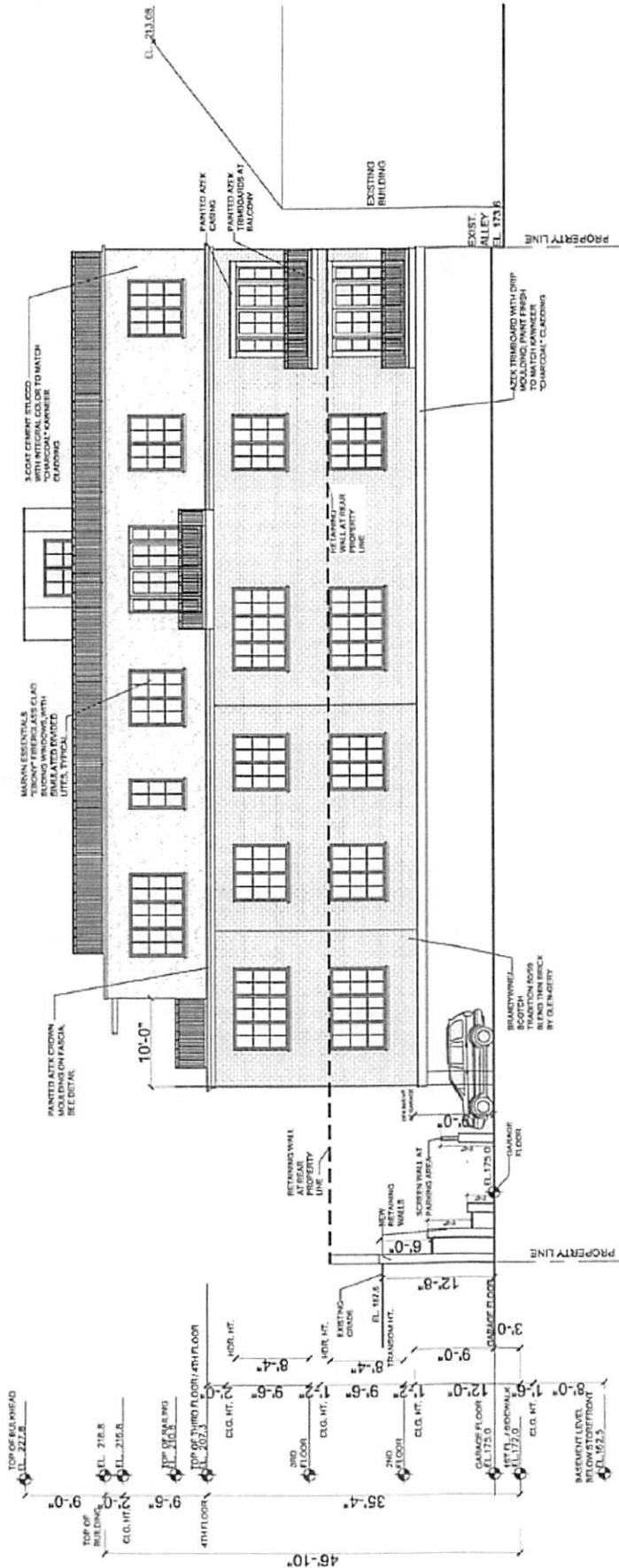
DESIGN B - REVISED
CEDAR COMMONS
WEST ELEVATION


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



A-19

CHRISTINA GRIFFIN ARCHITECT PC





A-20

DESIGN B - REVISED
CEDAR COMMONS
SOUTH ELEVATION
 SCALE: $\frac{3}{16}" = 1'-0"$

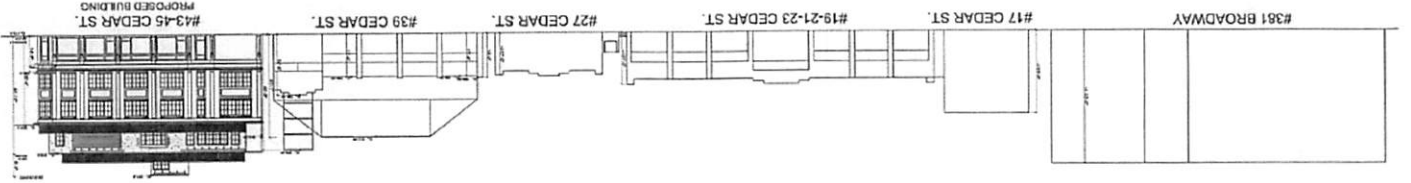
CHRISTINA GRIFFIN ARCHITECT PC

DESIGN B - REVISED
CEDAR COMMONS
STREETSCAPE

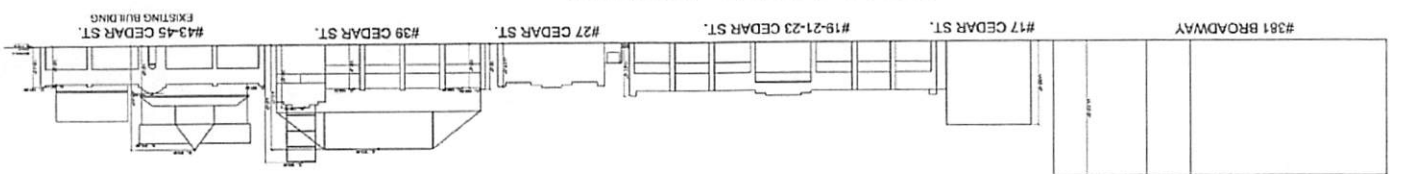


V-5

CEDAR STREET - PROPOSED



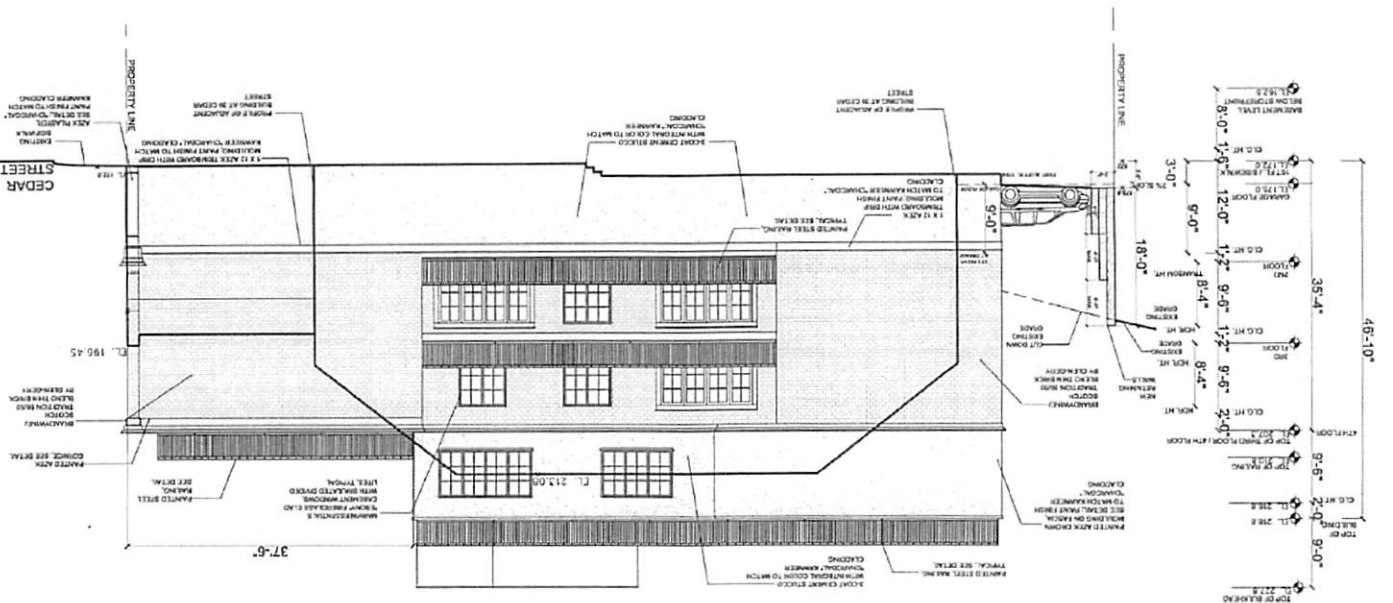
CEDAR STREET - EXISTING



DESIGN B - REVISED
CEDAR COMMONS
EAST ELEVATION



A-21



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The following correspondence was submitted to the Village:

- Email dated June 11, 2020 from Kendra Galletta
- Email dated June 15, 2020 from Mary Ford-Sussman
- Email dated June 19, 2020 from Mary Ford-Sussman/Senior Warden; Niall Cain/Junior Warden; Rev. Mary Grambsch/Priest-in-Charge; and Michael Sabatino/Vestry of Zion Church
- Email dated June 22, 2020 from Laura Crowley
- Email dated June 22, 2020 from Michael Sabatino/Communications Director Zion Episcopal Church
- Email dated June 22, 2020 from Lesley Yu Walter
- Email dated June 23, 2020 from Sue Galloway
- Memorandum dated December 4, 2019 and received June 23, 2020 from Traffic Committee
- Letter dated February 14, 2020 and received June 23, 2020 from Norma Drummond/Commissioner

Motion by Trustee Taylor, seconded by Trustee Patino to open the public hearing for review of the application of 41 Cedar Street.

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

Mayor Rossillo acknowledged receipt of the following correspondence: Letter dated June 18, 2020 from Ms. Linda Whitehead/Attorney representing the applicant; letter dated June 2020 from Arborist Ward Pardee who examined the property on behalf of Zion; e-mail dated June 23, 2020 from Ms. Tracy Baron/Chair of the Dobbs Ferry Affordable Housing Task Force; and e-mail from Mr. Rob Baron/Chair of the Dobbs Ferry Traffic Committee

The following people were present to represent the application: Ms. Linda Whitehead/Attorney, Ms. Christina Griffin/Architect, Mr. Seena Ghazhavi/VR Specialist, Ms. Suzanne Levine, Mr. Dave Smith and Mr. Cosmo Marfione.

Ms. Whitehead said some revisions were made as discussed and submitted revised plans and Mr. Griffin will go through the revisions. Ms. Whitehead gave an overview of the application.

Ms. Griffin gave a presentation on the proposed application.

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

Mayor Rossillo said the Board has to reach a consensus of how they feel about the fourth story. Mayor Rossillo said we need the Maser Consulting questions to be answered and we also need the Arborist’s report. Mayor Rossillo said he plans to adjourn the public hearing to the July 14th meeting of the Board.

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Ms. Dickson said it might be useful for the Mayor to get the Board’s feelings and thoughts about the fourth story.

Mayor Rossillo polled the Board about the fourth story and the Board responded as follows:

- Deputy Mayor Cassell said she would be ok with either, but is not generally in favor of a fourth story, but in this instance she would be ok with it.
- Trustee Taylor said he would be ok with the fourth story and would give it strong consideration.
- Trustee Sullivan said she agrees with what Deputy Mayor Cassell and Trustee Taylor said, but thinks there should be a special joint meeting of the three Boards and then the Board meeting in August.
- Trustee Knell said she is not in favor of entertaining a fourth story, and thinks that it sets a bad precedent for the future of the downtown in Dobbs Ferry.
- Trustee Daroczy said she has concerns about the massing and the height but she agrees with the other Board members. Trustee Daroczy said she would like the input from the other boards on the massing and height which would be influential on how she feels about the fourth floor.
- Trustee Patino said he thinks the fourth floor trade off for the additional affordable unit is worth the consideration. Trustee Patino said she shares some of Trustee Knell’s concerns, but thinks there is a good case to be made here; and he agrees with Trustee Sullivan that we should arrange for a joint meeting and try to work through this quickly.

Ms. Whitehead said she would appreciate if a joint meeting could be done quickly and efficiently.

The discussion continued and Ms. Whitehead addressed questions from the Board.

The following people addressed the Board: Ms. Lesley Walter/Canton Avenue; Mr. Niall Cain/Junior Warden Zion Church; Mr. Rob Baron/Cricket Lane; and Mr. Michael Sabatino/Former Senior Warden Zion Church.

Mayor Rossillo thanked everyone for their comments. Mayor Rossillo said the next step is to adjourn the public hearing to July 14, 2020 and schedule a joint meeting with the other Boards.

Mayor Rossillo thanked everyone for their efforts and time.

Motion by Trustee Taylor, seconded by Trustee Patino to adjourn the public hearing for review of the application of 41 Cedar Street to July 14, 2020.

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

Board Consideration/Deliberation Upon Closing of Public Hearing

None.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Courtesy of the Floor

The following people addressed the Board: Ms. Lee Constantine/Rivertowns Square.

Mr. Manley said Ms. Constantine can e-mail Dan Roemer at: droemer@dobbsferry.com to follow-up on her question.

Consider a motion to approve Audits #3 and #4 for June 2020 as recommended by the Village Treasurer

Motion by Trustee Taylor, seconded by Trustee Patino to approve Audits #3 and #4 for June 2020 as recommended by the Village Treasurer, as follows:

JUNE AUDIT #3

Fund Distribution	Regular
A-General Fund	\$ 22,766.86
L- Library Fund	\$ 3,310.43
Grand Total	<u>\$ 26,077.29</u>

JUNE AUDIT #4

Fund Distribution	Regular
A-General Fund	\$ 88,298.72
CD- Special Grant Fund	\$ 475.00
L- Library Fund	\$ 7,469.26
T- Trust & Agency Fund	\$ 5,793.00
Grand Total	<u>\$102,035.98</u>

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

Consider a motion to transfer funds for COVID-19 related computer purchase as recommended by the Village Treasurer


Mr. Jeff Chuhta/Village Treasurer sent the following memorandum and attachments dated June 16, 2020 to Mr. Ed Manley/Interim Village Administrator, Ms. Charlene Indelicato/Village Administrator, Mayor Vincent Rossillo and the Board of Trustees:



VILLAGE OF DOBBS FERRY
OFFICE OF THE VILLAGE TREASURER
112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8503 • FAX: (914) 693-3470

Memo

To: Ed Manley, Interim Village Administrator
Charlene Indelicato, Village Administrator
Mayor Rossillo
Board of Trustees

From: Jeff Chuhta 

Date: June 16, 2020

Re: COVID Related Computer Purchase Budgetary Transfer

As a result of the COVID-19 Pandemic and the Administration's plan to stagger shifts in addition to allowing/encouraging staff to work from home when possible, I am requesting a budget transfer be made to the 2020-21 General Fund budget as follows:

From A.1325.457 Treasurer Professional Consultants in the amount of \$12,568.32

To A.1325.200 Treasurer Equipment in the amount of \$12,568.32.

This request is to allow for the purchase of laptops and some other computer supplies (per attached quote) for Treasurer's Office and Building Department staff. Additionally, this will allow us to use seven desktop computers purchased for those departments just prior to the pandemic to replace end of life computers in the Police Department. The desktop computers transferred cost approximately \$4,992.



A quote for your consideration.

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your Premier page, or, if you do not have Premier, use this **Quote to Order**.

Quote No.	3000062883925.1	Sales Rep	Derek Amos
Total	\$12,568.32	Phone	(800) 456-3355, 7250018
Customer #	11807562	Email	Derek_Amos@Dell.com
Quoted On	Jun. 10, 2020	Billing To	ACCOUNTS PAYABLE
Expires by	Jul. 10, 2020		VILLAGE OF DOBBS FERRY
			ACCOUNTS PAYABLE
			112 MAIN ST
			DOBBS FERRY, NY 10522-4622

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you're ready to place an order. Thank you for shopping with Dell!

Regards,
Derek Amos

Shipping Group

Shipping To	Shipping Method
ELISSA SALERNO VILLAGE OF DOBBS FERRY 112 MAIN ST DOBBS FERRY, NY 10522 (914) 693-2203	Third Day

Product	Unit Price	Qty	Subtotal
Dell Latitude 5500	\$1,243.51	7	\$8,704.57
Dell USB Slim DVD +/- RW Drive - DW316	\$43.55	9	\$391.95
Dell Thunderbolt Dock- WD19TB	\$240.12	9	\$2,161.08
Dell Adapter USB-C to Dual USB-A with Power Pass-Through	\$36.29	9	\$326.61
Dell Wireless Keyboard & Mouse - KM636	\$36.29	9	\$326.61

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Adesso CyberTrack H4 - Web camera - color - 2.1 MP - 1920 x 1080 - 1080p - audio - USB 2.0 - MJPEG, YUV2	\$38.89	11	\$425.59
Dell 24 Monitor - E2420H, 60.5cm (23.8")	\$125.99	1	\$125.99
<hr/>			
	Subtotal:		\$12,462.40
	Shipping:		\$105.92
	Non-Taxable Amount:		\$12,568.32
	Taxable Amount:		\$0.00
	Estimated Tax:		\$0.00
<hr/>			
	Total:		\$12,568.32

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

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Ms. Indelicato said this is also for the future and it gives the opportunity in case we have another wave, that employees can work from home. Ms. Indelicato said it was very successful, but not everyone had one and we're just trying to make sure that we can have a full staff working.

Mr. Manley said we needed to upgrade computers anyway because Microsoft no longer supports Windows 7, which is the computer towers that we had.

Motion by Deputy Mayor Cassell, seconded by Trustee Daroczy to transfer funds for COVID-19 related computer purchase as recommended by the Village Treasurer as follows:

From A.1325.457 Treasurer Professional Consultants in the amount of \$12,568.32

To A.1325.200 Treasurer Equipment in the amount of \$12,568.32.

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

Consider a motion to add Mr. John Luzon and Mr. Philip Vogiatzoglou as members of the Livingston Hose Company and to have their names placed onto the active insurance rolls

Mr. Edward Knecht/Secretary Dobbs Ferry Fire Department sent the following letters dated June 15, 2020 to Mayor Vincent Rossillo and the Board of Trustees:

Dobbs Ferry Fire Department

112 Main Street PO Box 95, Dobbs Ferry, NY 10522

Non-Emergency # 914 693-0310

Fax # 914 693-0996

Livingston Hose Company #1



Ogden Engine Company #1

Resolute Hook & Ladder Company #1

June 15, 2020

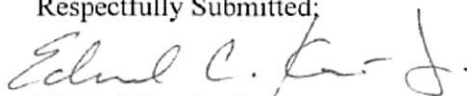
Hon. Vincent Rossillo, Mayor
Board of Trustees
112 Main Street
Village of Dobbs Ferry, New York

Dear Sir, Members of the Board,

The Dobbs Ferry Fire Department Board of Wardens would like to notify you that John Luzon, of 34 Clinton Avenue, was elected into Livingston Hose Company at their June Company meeting.

Please confirm his acceptance into the Fire Department and have his name placed onto the active insurance rolls.

Respectfully Submitted;


Edward Knecht, Secretary
Dobbs Ferry Fire Department

CC: Edward Marron, Chief

Dobbs Ferry Fire Department

112 Main Street PO Box 95, Dobbs Ferry, NY 10522

Non-Emergency # 914 693-0310

Fax # 914 693-0996

Livingston Hose Company #1



Ogden Engine Company #1

Resolute Hook & Ladder Company #1

June 15, 2020

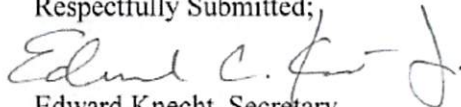
Hon. Vincent Rossillo, Mayor
Board of Trustees
112 Main Street
Village of Dobbs Ferry, New York

Dear Sir, Members of the Board,

The Dobbs Ferry Fire Department Board of Wardens would like to notify you that Philip Vogiatzoglou, of 25 Springhurst Park Drive, was elected into Livingston Hose Company at their June Company meeting.

Please confirm his acceptance into the Fire Department and have his name placed onto the active insurance rolls.

Respectfully Submitted;


Edward Knecht, Secretary
Dobbs Ferry Fire Department

CC: Edward Marron, Chief

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Motion by Trustee Taylor, seconded by Trustee Patino to add Mr. John Luzon and Mr. Philip Vogiatzoglou as members of the Livingston Hose Company and to have their names placed onto the active insurance rolls.

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

Consider a resolution setting a public hearing for Intro Local Law 4-2020 to amend the eligibility for existing senior and disabled citizen rent abatement programs

Deputy Mayor Cassell said this is a program for seniors over the age of 62, and disabled people, who live in rent controlled, rent stabilized apartments and who pay more than 1/3 of their income in rent. Deputy Mayor Cassell said what this does is freezes their rent, but the landlord gets a tax incentive for their property taxes. Deputy Mayor Cassell said the maximum income level, which was set in Dobbs Ferry in 2009, was \$29,000.00. Deputy Mayor Cassell said most of the surrounding Villages and Towns are closer to \$50,000.00 as a maximum income. Deputy Mayor Cassell said the median income in Dobbs Ferry is \$126,000.00, half of that is \$63,000.00 so anyone who would qualify for this would be way below the 50% mark. Deputy Mayor Cassell said she thinks it is time that this happens and will be a huge benefit for those who this applies to.

Mayor Rossillo asked Mr. Chuhta if we will be able to provide the Board with information on how much of a hit the budget would take for implementation of this.

Mr. Chuhta said we will take a look at it. Mr. Chuhta said it is hard to know the number of people that this would effect, but we can try to get that information.

Ms. Dickson said she drafted the local law as a three year phase in, so it will phase in from the \$29,000.00 to \$50,000.00 over three years. Ms. Dickson said the Board can decide if they want to do it over two years or all at once, and will be based on the information that Jeff is able to provide.

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

RESOLUTION 26-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
SETTING A PUBLIC HEARING FOR INTRODUCTORY LOCAL LAW 4-2020
TO AMEND THE ELIGIBILITY FOR EXISTING SENIOR AND DISABLED CITIZEN
RENT ABATEMENT PROGRAMS**

RESOLVED, that the Board of Trustees of the Village of Dobbs Ferry will conduct a Public Hearing on July 14, 2020 at 6:30 pm, or as soon as the matter may be heard, on Introductory Local Law 4-2020 which proposes to increase the eligibility for existing tax abatement programs for senior and disabled citizens, said hearing to be

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conducted in compliance with Executive Order permitting virtual participation or in person at Village Hall, 112 Main Street, Dobbs Ferry, New York; and

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

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

Consider a resolution to authorize a pilot program to offer licenses for on-street parking space as “parklets” to be used by adjacent restaurant owners as additional space for outdoor dining and to set July 5th as the next street closure along Cedar and Main Streets for the safe use by residents and local businesses

Mayor Rossillo said the street opening will not happen on July 5th, it will happen this Saturday, June 27, 2020, and will coincide with the Dobbs Ferry High School graduation.

Ms. Dickson said an updated resolution has been provided to the Clerk, indicating the correct date, and also to be sure that it’s clear that the intention is to offer this pilot program to all the businesses and not limit it to just the restaurants.

Trustee Knell proposed to reduce the payment to \$250.00 per space, per month.

The Board discussed the proposed pilot program and the cost of the program to the Village.

Ms. Fasman discussed the cost of the barriers is approximately \$310.00 each. Ms. Fasman said we also estimated the lost parking revenue, as well as labor installation. Ms. Fasman said for the average parking space, with all costs, it was approximately \$3,300.00 per parking space.

Ms. Fasman addressed questions from the Board.

The Board continued the discussion on the proposed pilot program.

Mayor Rossillo polled the Board about reduction of the payment per parking space to \$250.00 and the Board responded as follows:

- Trustee Daroczy said she is ok with reducing the payment per parking space to \$250.00.
- Deputy Mayor Cassell said she thinks \$250.00 is too much of a reduction but if everyone wants it she will go along with it.
- Trustee Taylor said he is comfortable with \$250.00.
- Trustee Knell as low as we can go is her goal.

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- Trustee Patino said he is in agreement that lowering the rate will help some of the businesses, the smaller restaurants, be able to afford this so he is in favor of the \$250.00 cost.
- Trustee Sullivan said she is ok with the \$250.00 cost and that any lower than that and it becomes too big of a burden on the Village to subsidize. Trustee Sullivan said there should be some discussion on the total number of parklets that we are going to allow and the number per business.

The Board continued the discussion on the proposed pilot program.

The following people addressed the Board: Ms. Melissa Laprete/At Land; Ms. Michelle Adams/Vice President Rivertowns Chamber of Commerce; and Ms. Cori Worchel/Piccola Trattoria.

Trustee Daroczy said she lives in the downtown and we have worked endlessly in finding solutions that we are having in the downtown, including the Residential Parking Permit. Trustee Daroczy said the parking lot at 99 Cedar Street has been empty so she is happy that we are being asked to use the parking lot at 99 Cedar Street for employee parking. Trustee Daroczy said we know that there are issues and we continue to work on the issues. Trustee Daroczy encouraged businesses to come up with innovative ways to make an additional income for all the expenses that we have all been subject to as a result of COVID-19.

Mayor Rossillo recapped what the Board would be approving and a discussion was held.

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

RESOLUTION 27-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
AUTHORIZING LICENSED USE OF ON-STREET PARKING AS PARKLETS FOR
USE BY LOCAL BUSINESSES**

WHEREAS, on March 7, 2020, Governor Andrew M. Cuomo issued Executive Order Number 202, declaring a State disaster emergency for the entire State of New York in connection with the global pandemic stemming from the spread of COVID-19; and

WHEREAS, in the days since then, Governor Andrew M. Cuomo has issued numerous directives in furtherance of such Executive Order to protect the health of the public, including workforce reductions and the suspension of indoor dining at food establishments and limiting indoor patronage at local shops and service businesses; and

WHEREAS, in furtherance of its effort to address the impacts of COVID-19 on local businesses, especially restaurants, and the risks posed by the pandemic to the health and welfare of its residents and the public, the Village of Dobbs Ferry has identified an opportunity to support the goals of the Governor’s directives by temporarily amending on-street parking and making additional outdoor space available to local businesses.

NOW THEREFORE BE IT RESOLVED, THAT for the protection of the health and safety of the public and in an effort to minimize effects of the COVID-19 crisis on local businesses, the Board of Trustees of the Village of Dobbs Ferry hereby temporarily amends on-street parking for areas of Cedar and Main Streets to make additional outdoor space available for use by local businesses with the total number of parking spaces not to exceed 25: and

BE IT FURTHER RESOLVED, THAT the Board has developed and authorizes a pilot program to provide an opportunity for local businesses to enter into agreements for the licensing of no more than 3 on-street parking

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spaces along the street immediately in front of and no wider than their place of business as “parklets” for their use; and

BE IT FURTHER RESOLVED, THAT the license to use a parklet shall be subject to each licensee’s acknowledgement that any use of parklets must comply with all State and local laws and regulations, including the State Liquor Authority and Executive Orders and guidance related to the COVID-19 pandemic, and shall include a condition that the businesses will require their employees to use off street parking only, with the term of any license not to go beyond Friday, October 30, 2020 for a fee of \$250 per space, per month, to be applied to help defray the expenses of the Village, including purchase and installation of safety equipment for each parklet in connection with the program; and

BE IT FURTHER RESOLVED, THAT in the interest of public health and safety, the Board shall conduct an additional street closure for Cedar and Main Streets on Saturday, June 27, 2020 to provide an opportunity for the public and local businesses to utilize the increased space for respite from the effects of the COVID-19 pandemic.

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

Discussion on Lateral Parking Extension

Mayor Rossillo said he is not sure if ready to come to decisions yet. Mayor Rossillo said he knows there has been some discussion with the State Liquor Authority.

Ms. Dickson said she and Alissa have reached out to the State Liquor Authority and they were going to review how the municipality could extend the municipal space laterally along the sidewalk in conjunction with requiring the business owner to obtain direct permission from the adjoining businesses and property owners to the right, or to the left or to both. Ms. Dickson said she believes that the process of extending municipal space by filing the same kind of plan you would need to file for your street closure, coupled with the Licensee’s proof that they have obtained this permission, will be a comprehensive file to send to the State Liquor Authority.

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

Mr. Manley said he thinks this is an extension of the Sidewalk Café Permit. Mr. Manley discussed what documentation should be submitted by the applicants.

Ms. Dickson said she will prepare a template that the businesses can use to draw up agreements with the adjacent property owners for shared use of the space.

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Motion by Trustee Knell, seconded by Trustee Daroczy to authorize a pilot program to permit the lateral expansion of Sidewalk Café Permits.

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

Minutes: June 9, 2020

Motion by Trustee Taylor, seconded by Trustee Patino to approve the meeting minutes of June 9, 2020 as submitted.

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

Reports/Announcements

Trustee Sullivan reported on the following:

- They are laying the sod at the Gould Park Pool and it takes about two weeks to set. As soon as the sod is set the Recreation Department and Village plan on opening the pool. We are allowed to do swim lessons again and Kendra is creating a program for that.
- Drive-in Movie night is on Friday and the movie is Toy Story 4, reservations are needed and can be made starting at 10:00 a.m. tomorrow on the Recreation Department website.

Deputy Mayor Cassell reported on the following:

- Thank you to Ms. Indelicato for everything she has done for the Village and to personally thank her for our friendship and our continued friendship.

Ms. Indelicato said same.

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Trustee Patino reported on the following:

- Encouraged everyone to donate what they can to the Gould Park Playground. Trustee Patino said your donation will be doubled and he will be donating his Board of Trustees compensation for the year to the Parks Department for the playground.

Trustee Daroczy reported on the following:

- Thank you to Ms. Indelicato for all her support and guidance to the Village.
- Thank you to the Village staff for everything that they have done to put the program together for our downtown businesses.
- Thank you to the Youth Services Council for the Movie Nights and to Mercy College for all they are doing for the Village.

Trustee Taylor thanked Ms. Indelicato.

Trustee Sullivan thanked Ms. Inedlicato.

Ms. Indelicato said it was a team effort.

Ms. Indelicato thanked the Board for allowing her to work with them because it really has been great. Ms. Indelicato said all of you contribute your own little piece to each and every project and I think it comes out better because you all do communicate.

Ms. Indelicato said during this time she does not know how Mayor Rossillo did it, because when all of us were doing it as a team we had no idea as to where we were going to go and what we were going to do, and I don't think anybody did. Ms. Indelicato said Mayor Rossillo started attending our staff meetings and gave us a little guidance as to where we were going and I want to thank him for that and I know the staff wants to thank him for that also. Ms. Indelicato said there are a lot of things that Dobbs has that she cannot live without so she will see us all.

Mayor Rossillo thanked Ms. Indelicato for everything that she has done. Mayor Rossillo said Ms. Indelicato has been a great mentor on this. Mayor Rossillo said Ms. Indelicato called the Coronavirus when it first came out back in January and she was right about it and because of Ms. Indelicato we were better prepared than a lot of other Towns, Villages and municipalities. Mayor Rossillo said Ms. Indelicato was right on spot bringing that to our attention and she had the right level or response.

Mayor Rossillo said he has always valued Ms. Indelicato's opinion and she has always said it straight. Mayor Rossillo thanked Ms. Indelicato and said he is sure he will be seeing her again.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Adjournment

Motion by Trustee Taylor, seconded by Deputy Mayor Cassell to close the meeting.

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

The meeting closed at 9:41 p.m.