



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: JULY 14, 2020

AGENDA ITEM SECTION: PUBIC HEARING

AGENDA ITEM NO. : 2

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

ITEM BACKUP DOCUMENTATION:

1. LETTER DATED JULY 6, 2020 FROM MS. LINDA WHITEHEAD/ATTORNEY TO MAYOR VINCENT ROSSILLO AND THE BOARD OF TRUSTEES
2. BOT REVISED SUBMISSION 7-6-2020
3. REVISED SURVEY

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EVANS V. BREWSTER (1920-2005)**

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STEVEN M. WRABEL**

**CHARLES A. GOLDBERGER
COUNSEL**

July 6, 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:

As you are aware, this firm represents Cedar Commons, LLC, the owner of the property located at 41 Cedar Street (a/k/a 43-45 Cedar Street) (the "Property"). We are writing to follow up on the discussion at your June 23, 2020 meeting and to provide revised plans as discussed at the meeting.

The plans provided herewith have been revised to now provide two 2-bedroom affordable units as requested and a third affordable unit which will be a studio. We still propose thirteen market rate units for the same total of sixteen units. With this unit mix we will require a waiver for one parking space. Our client is willing to pay the PILOP for the one space.

In addition to the change in the unit mix, based upon our discussions with the Zion Episcopal Church, the plan has been modified to move the retaining wall away from the property line and to also proposed new plantings on the Zion property. We will also move the utility lines away from the property line to avoid excavation in the area. Our client has been having ongoing discussions with the Zion Church on this plan. Instead of the retaining wall at the property line, we now propose to utilize a wall at the edge of the building at the parking level as the retaining wall, and to actually enclose the parking at both the side and the rear so it is not visible. We believe this change also eliminates the need for a waiver for the parking setback.

As discussed at the meeting, in addition to the waiver for one parking space, the Board will need to exercise its discretion to allow the fourth floor, allow the 3 parking spaces for the retail space to be located on Cedar Street, and grant a waiver of 1'10" for the building height. On the parking, as a reminder, the property will be more compliant than it is today as there is currently more retail space as well as residential with no off-street parking provided.

Mayor and Members of the Village Board
July 6, 2020
Page 2

We are aware that you are in the process of trying to schedule the joint meeting with the Planning Board and the AHRB to review the revised plans with those Boards. We believe the plan is greatly improved as it have evolved and hope those Boards will agree as well.

Finally, our traffic consultant is working on the responses to the last Maser comments received in June and will provide the responses to Maser as well as to your Board prior to your July 14 meeting.

As we have discussed, 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 and Zion Episcopal Church. 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 July 14, 2020 meeting as well as the joint meeting with the Planning Board and the AHRB, 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

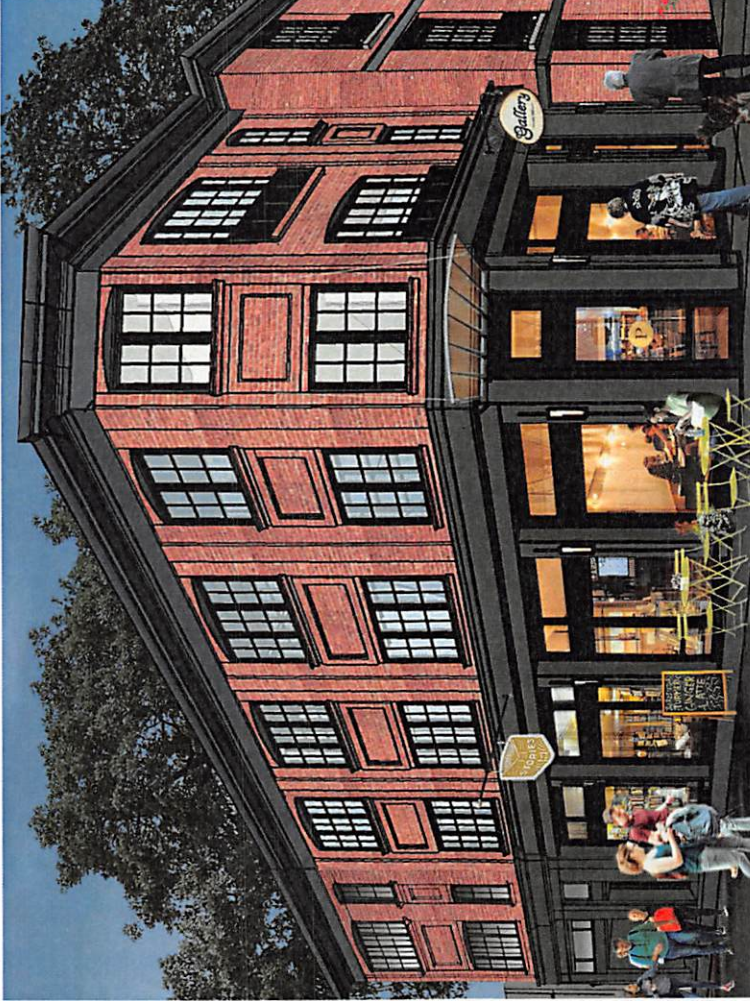
cc: Cosmo Marfione, BDC Group
Christina Griffin
David Smith

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 7-6-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
<p>THE RDC GROUP COSMO D. MARFIONE, P.E., MANAGING PARTNER 222 BLOOMINGDALE ROAD, SUITE 404 WHITE PLAINS, NY 10605 877.232.47887 cmarfione@rdcgroup.com</p>	<p>CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cgr@gcstudio.com</p>	<p>HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.939.0420 michael@hudsonec.com</p>	<p>PLANNING & DEVELOPMENT ADVISORS DAVID B. SMITH, PRINCIPAL 101 LEE AVENUE YONKERS, NEW YORK 10706 914.532.8413 davidb.smith1992@gmail.com</p>	<p>PROVIDENT DESIGN ENGINEERING CARLITO HOLT, P.E., PTOE PARTNER/SENIOR PROJECT MANAGER 7 SKYLINE DRIVE HAWTHORNE, NY 10532 914.532.4040 cholt@pdereults.com</p>	<p>BOARD OF TRUSTEES SUBMISSION 4-22-19 BOARD OF TRUSTEES PRESENTATION 4-23-19 PLANNING BOARD PRE-SUBMISSION 5-16-19 PLANNING BOARD SUBMISSION 7-03-19 PLANNING BOARD PRESENTATION 7-26-19 AHRB SUBMISSION 9-12-19 AHRB REVISED SUBMISSION 11-18-19 BOT SUBMISSION 2-3-20 BOT REVISED SUBMISSION 5-18-20 BOT REVISED SUBMISSION 6-18-20 BOT REVISED SUBMISSION 7-06-20</p>	<p>A-0 TITLE SHEET/LIST OF DRAWINGS, RENDERING S-1 ZONING COMPLIANCE, PHOTOS OF EXIST. COND. C-1 EXTERIOR ELEVATION - COLOR SCHEME C-2 SITE PLAN / STORMWATER MANAGEMENT PLAN C-3 DEMOLITION PLAN A-1 GARAGE PLAN A-2 FIRST FLOOR PLAN A-3 SECOND & THIRD FLOOR PLAN A-4 NORTH ELEVATION - COLOR SCHEME A-5 NORTH ELEVATION - COLOR SCHEME A-6B WEST ELEVATION - COLOR SCHEME A-7 SOUTH ELEVATION - COLOR SCHEME A-8 NORTH ELEVATION - COLOR SCHEME A-8B EAST ELEVATION - COLOR SCHEME A-9 EAST ELEVATION - COLOR SCHEME A-10 EXTERIOR DETAILS A-11 WALL SECTION, EXTERIOR DETAILS A-12 WALL SECTION, EXTERIOR DETAILS</p>	<p>A-13 WALL SECTION, EXTERIOR DETAILS L-1 LANDSCAPE PLAN E-1 EXTERIOR ELECTRICAL PLAN V-1 VENTILATION PLAN V-2 MASSING STUDIES V-3 MASSING STUDIES V-4 INSPIRATION IMAGES SCHEME B - PARKING AT GROUND FLOOR / 4TH STORY GARAGE / FLOOR AREA CALCULATIONS A-14 GARAGE / FLOOR AREA CALCULATIONS A-15 SECOND & THIRD FLOOR PLAN A-16 SECOND & THIRD FLOOR PLAN A-17 WEST ELEVATION A-18 WEST ELEVATION A-19 SOUTH ELEVATION A-20 SOUTH ELEVATION L-2 LANDSCAPE PLAN C-2-ALT - STORMWATER MANAGEMENT STORMWATER MANAGEMENT PLAN</p>

SITE PLAN / PLANTING PLAN

DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
 RELOCATE
 UP/POLE
 Edge of Asphalt
 Meter
 8' TREE
 Overhang
 Sign

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

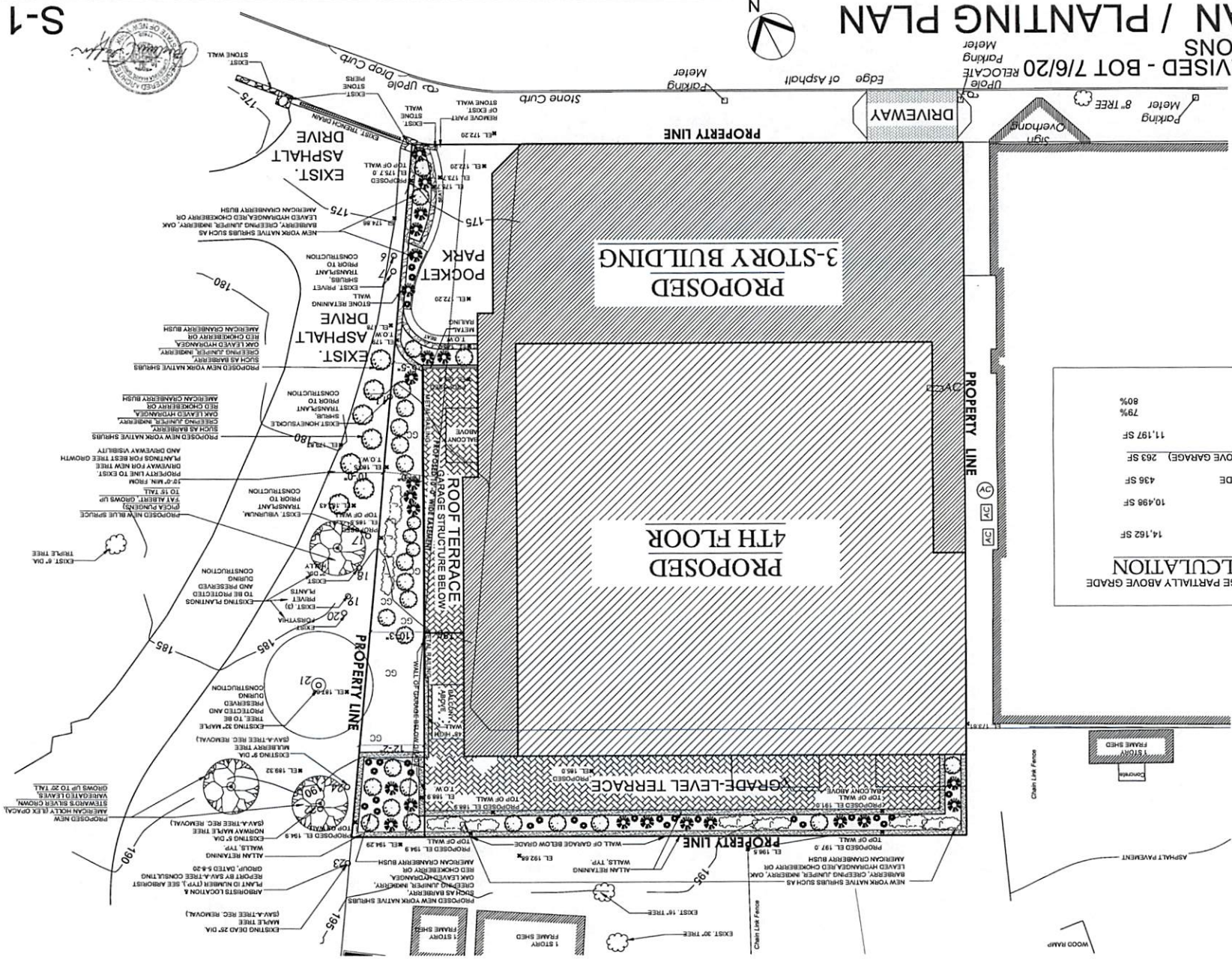


S-1



COVERAGE CALCULATION
 DESIGN B - COVERED GARAGE PARTIALLY ABOVE GRADE

LOT AREA	14,162 SF
MAIN BUILDING	10,498 SF
COVERED GARAGE ABOVE GRADE	436 SF
BALCONIES (LESS BALCONY ABOVE GARAGE)	263 SF
TOTAL	11,197 SF
PERCENTAGE COVERAGE	79%
MAXIMUM ALLOWED	80%

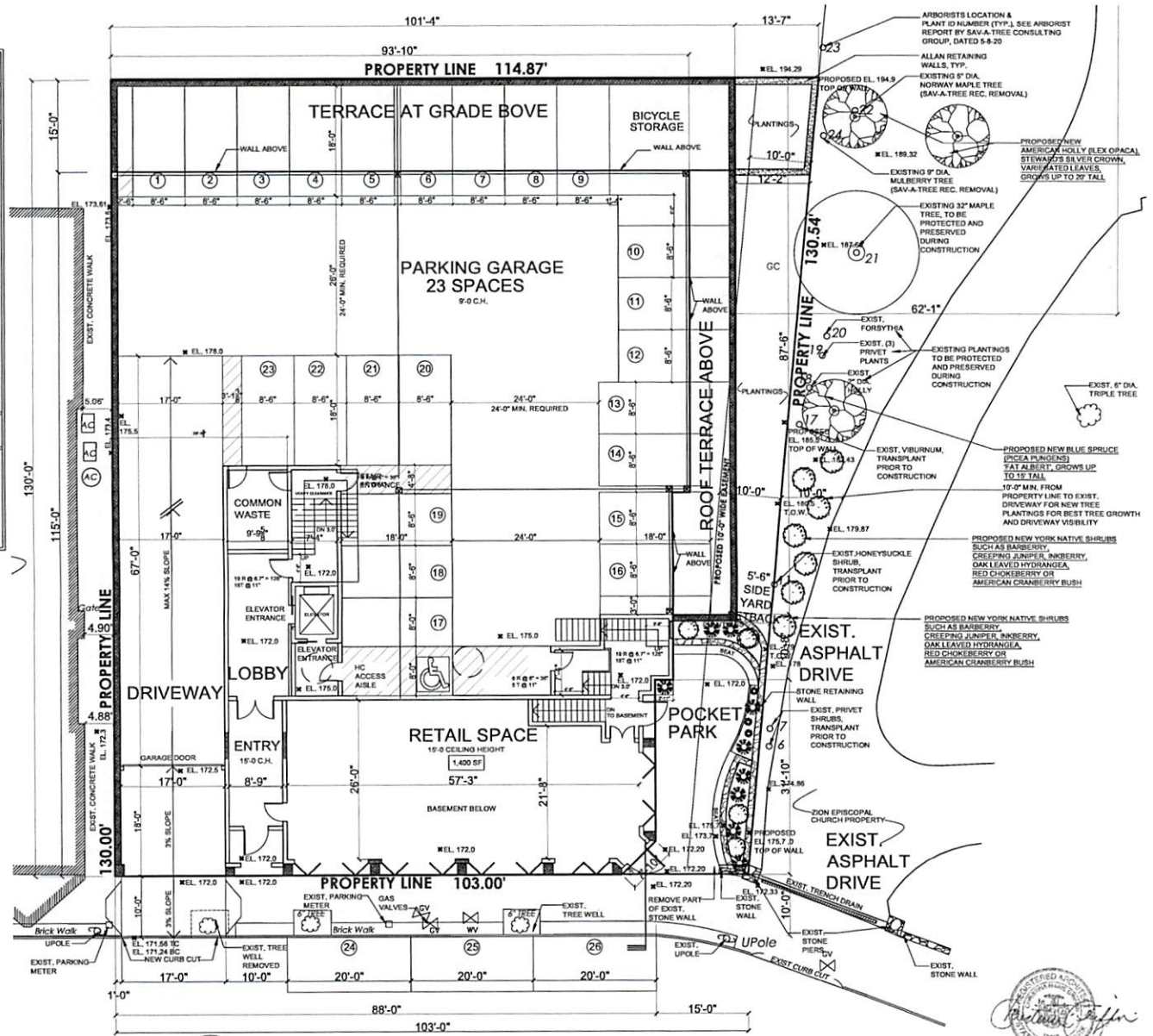


ZONING DATA - DESIGN B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11
	REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL
MINIMUM UNIT SIZE	600 SF PER UNIT / 450 AFFORDABLE UNIT	-	489 - 1,906 SF PER UNIT
MAXIMUM BUILDING COVERAGE	80%	+74%	79% (SEE COVERAGE CALC, SHEET S-1)
MAXIMUM IMPERVIOUS COVERAGE	100%	+/-86%	94%
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	-	4 STORIES / 46'-10" FT (TOP OF BUILDING) *NON-CONFORMING
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	-	BULKHEAD IS 943 SF OR 15% 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. / 9.0 FT TO BALCONY
SIDE ONE	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO GARAGE
SIDE TWO	0 FT	0 FT	0 FT
TOTAL OF TWO SIDES	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO BALCONY
DRIVEWAY SLOPE	14%	N/A	3-5%
PARKING			
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + ¼ PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF FLOOR AREA	<u>RESIDENTIAL:</u> 1 PER DWELLING UNIT + ¼ PER BEDROOM <u>RETAIL:</u> 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = <u>26 SPACES TOTAL PROVIDED</u> <u>SCHEME B RESIDENTIAL:</u> 1 PER DWELLING UNIT + ¼ PER BEDROOM (30 BEDROOMS TOTAL) = 16 + 7.5 = 24 SPACES <u>RETAIL:</u> 1,400 SF RETAIL / 500 = 3 SPACES <u>27 SPACES TOTAL REQUIRED</u> *NON-CONFORMING
PARKING SETBACK - REAR (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE
PARKING SETBACK - SIDE 1 (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE
PARKING SETBACK - SIDE 2 (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE

DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
ZONING DATA / FLOOR AREA CALCULATIONS

PARKING CALCULATIONS - DESIGN B - REVISED

REQUIRED	PROVIDED
RESIDENTIAL:	GARAGE:
1 PER DWELLING UNIT (16 UNITS TOTAL)	23 SPACES
+	ON-STREET PARKING:
½ PER BEDROOM (30 BEDROOMS TOTAL)	3 SPACES *
= 16 + 7.5 (½ X 30) = 24 SPACES	
RETAIL:	
1,400 SF RETAIL / 500 = 3 SPACES	
TOTAL REQUIRED:	TOTAL PROVIDED:
27 SPACES	26 SPACES
NOTES	
PARKING WAIVER FOR (1) SPACE NEEDED FOR ADDED AFFORDABLE STUDIO	



DESIGN B - REVISED - BOT 7/6/20
CEDAR COMMONS

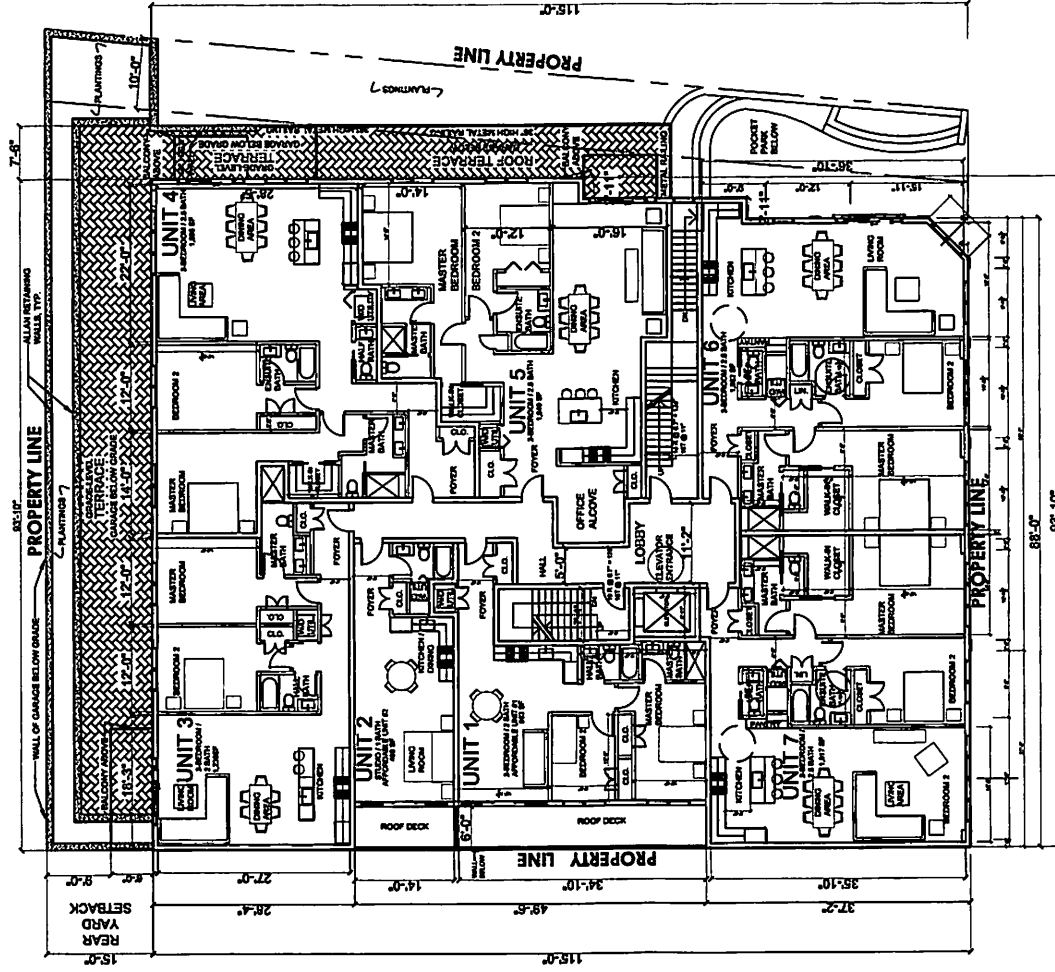
GARAGE / FIRST FLOOR PLAN



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



A-14



DESIGN B - REVISED - BOT 7/16/20

CEDAR COMMONS

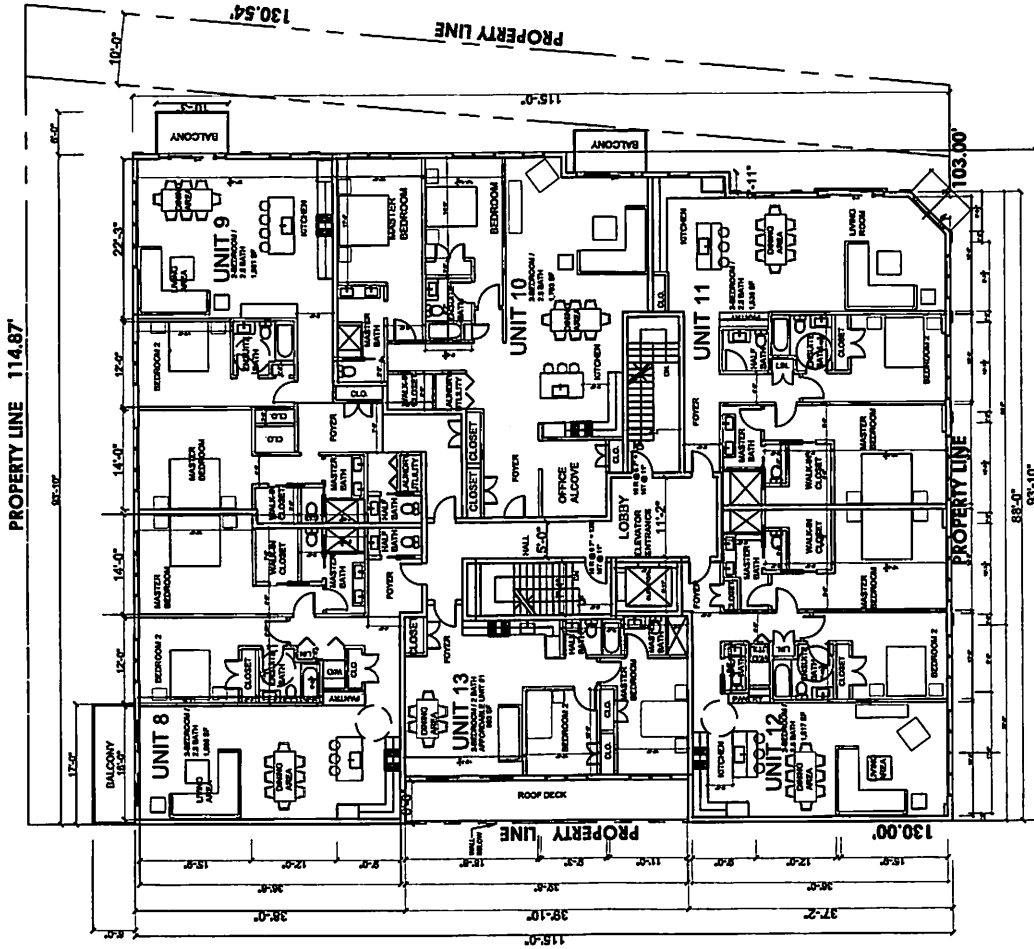
SECOND FLOOR PLAN

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



A-15

CHRISTINA GRIFFIN ARCHITECT PC



DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS

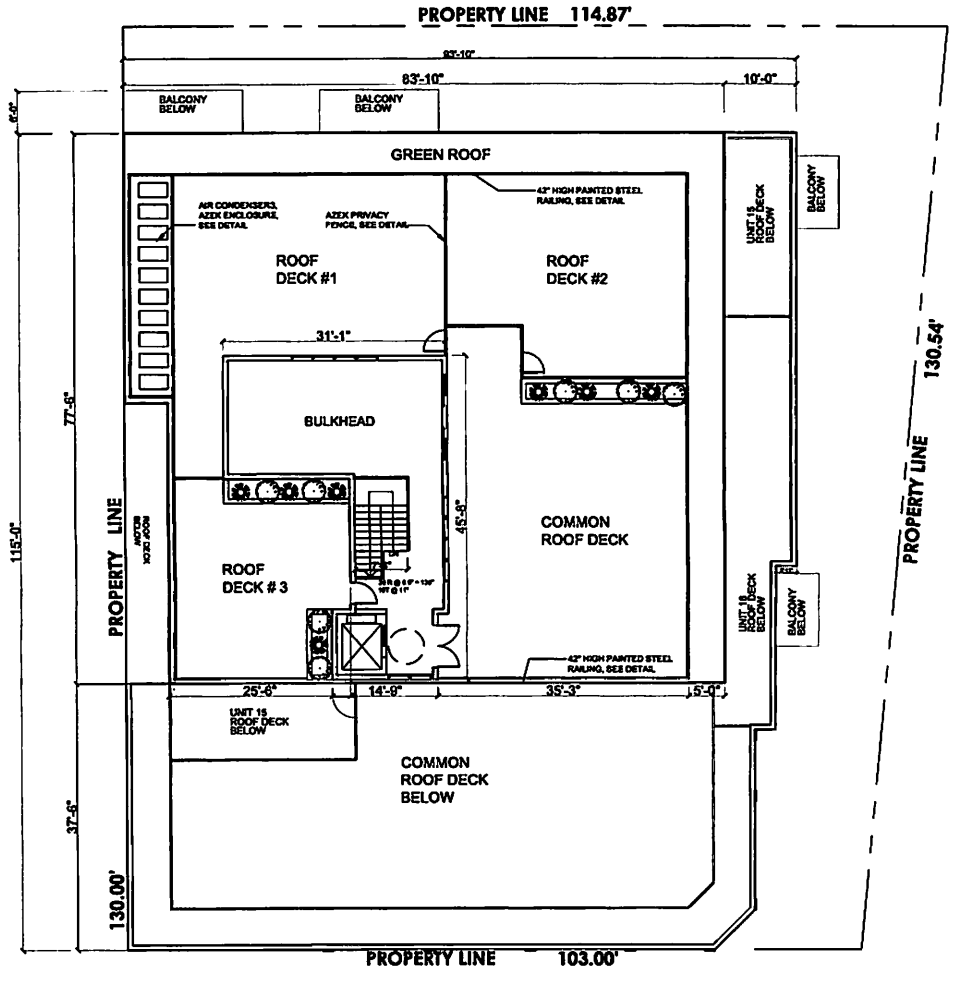
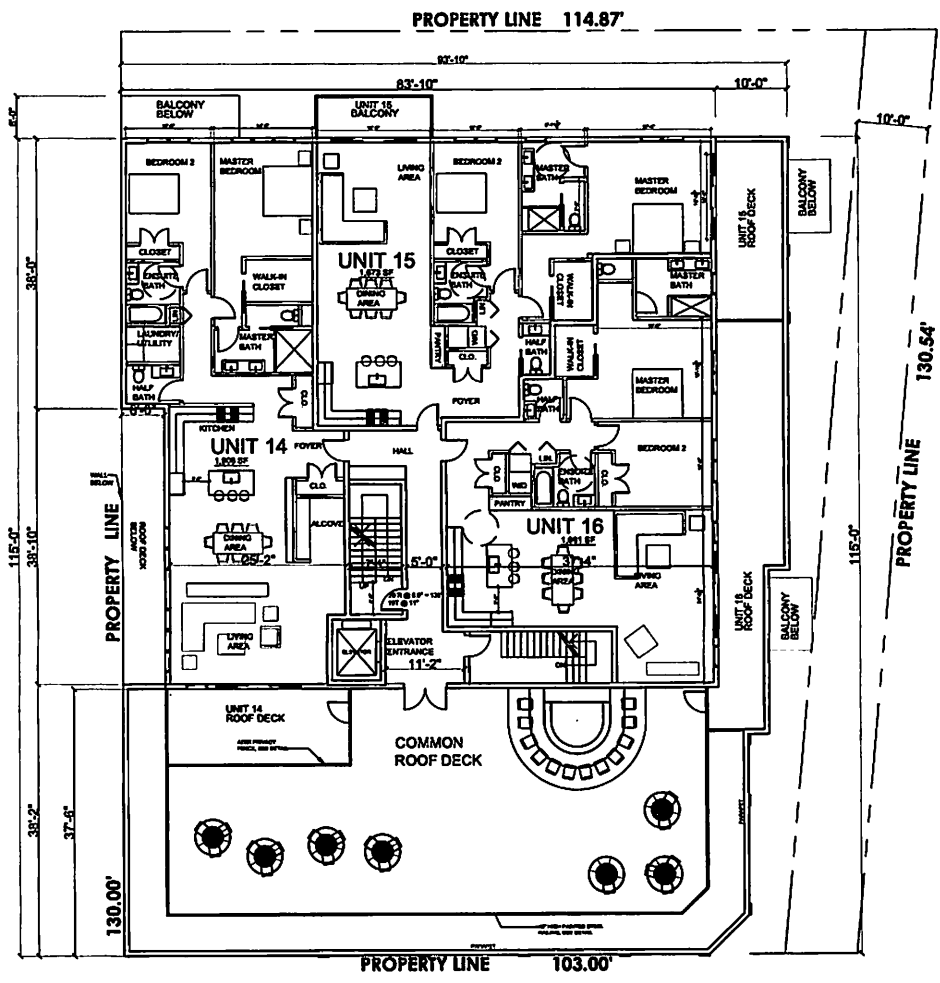
THIRD FLOOR FLOOR PLAN

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



A-16

CHRISTINA GRIFFING ARCHITECT P.C.



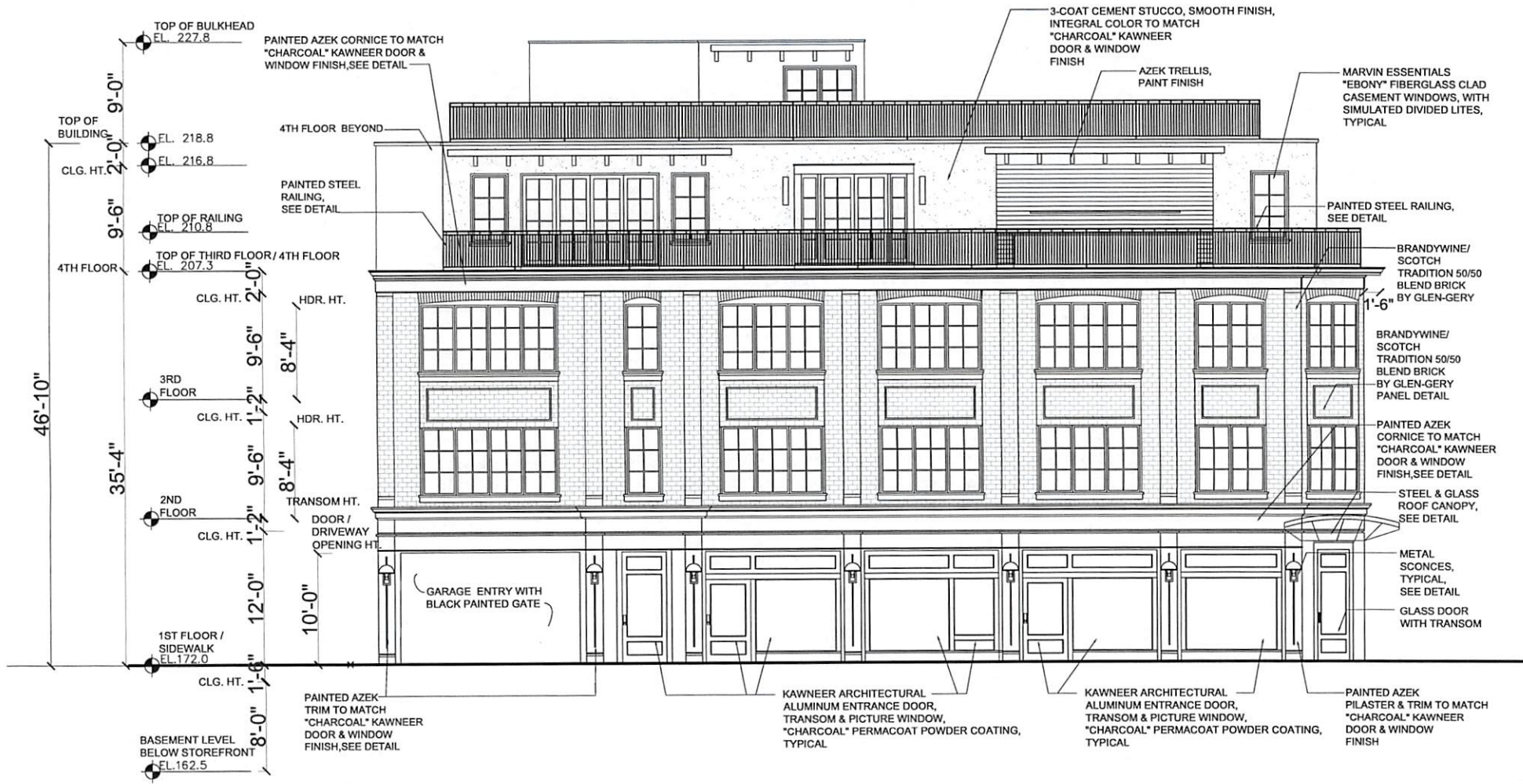
DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
 FOURTH FLOOR / ROOF DECK PLAN



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



A-17

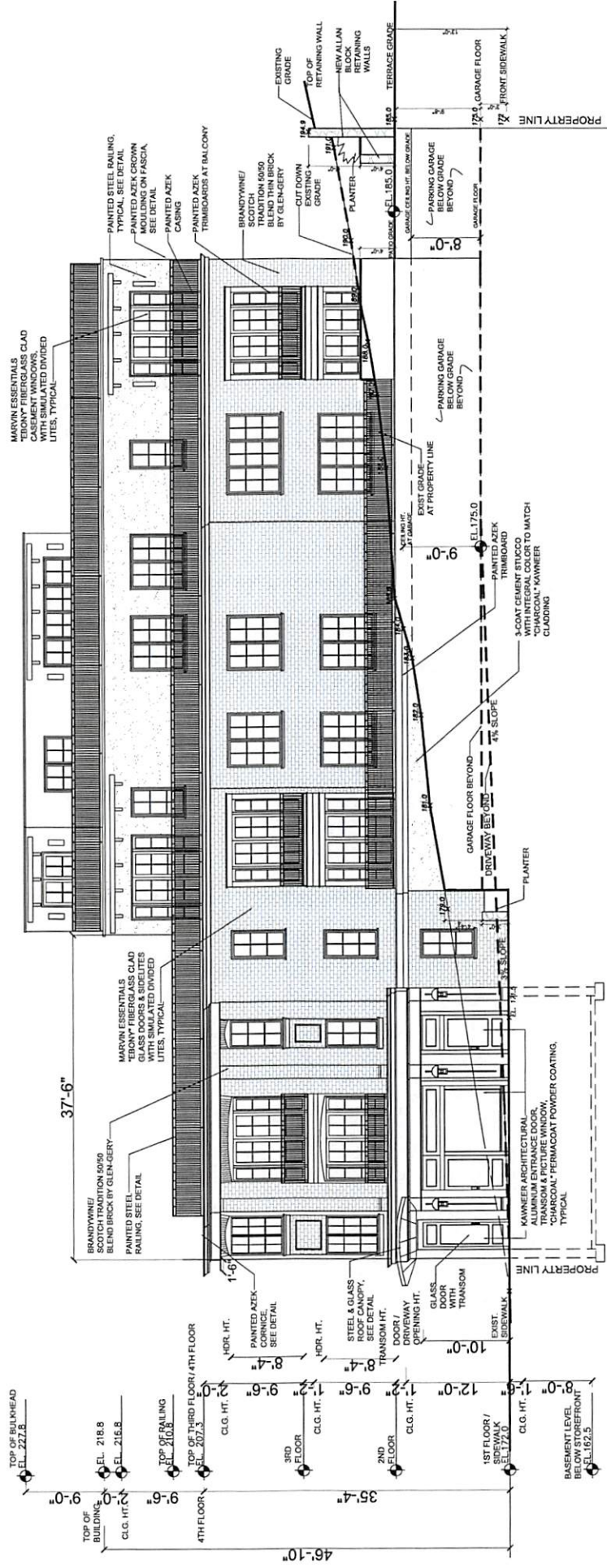


DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
NORTH ELEVATION

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



A-18



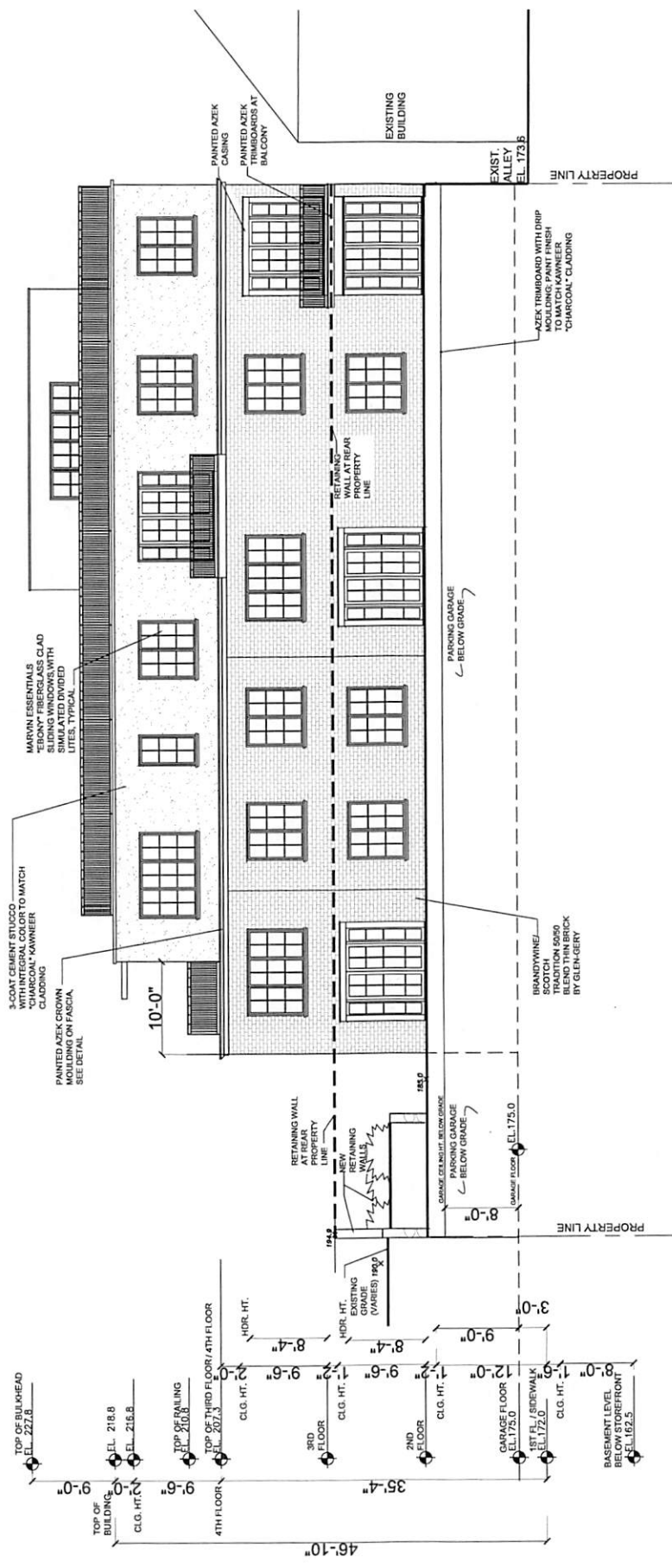
DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
WEST ELEVATION

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



A-19

CHRISTINA GRIFFIN ARCHITECT PC

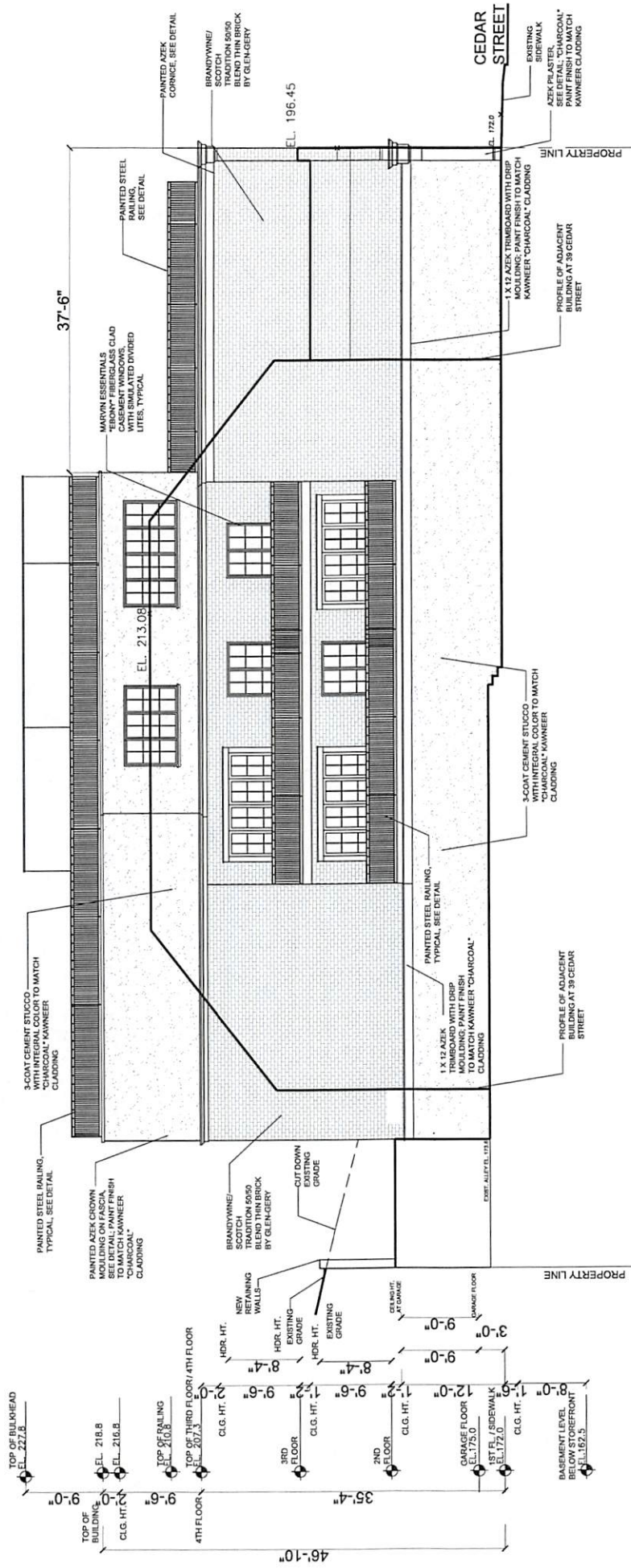


DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
SOUTH ELEVATION

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

CHRISTINA GRIFFEN ARCHITECT PC

A-20

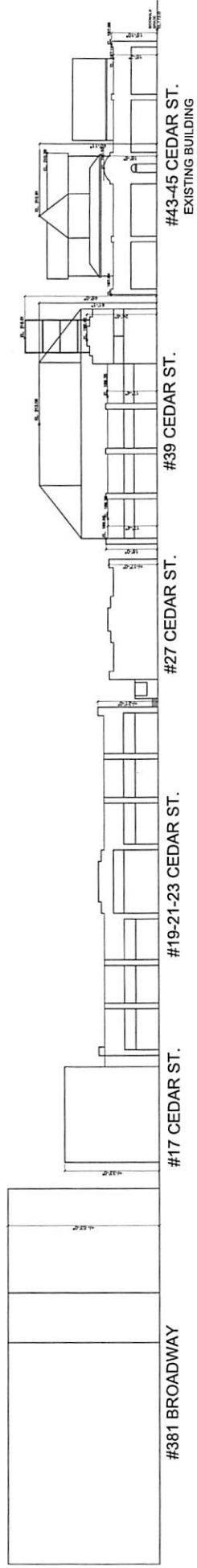


A-21

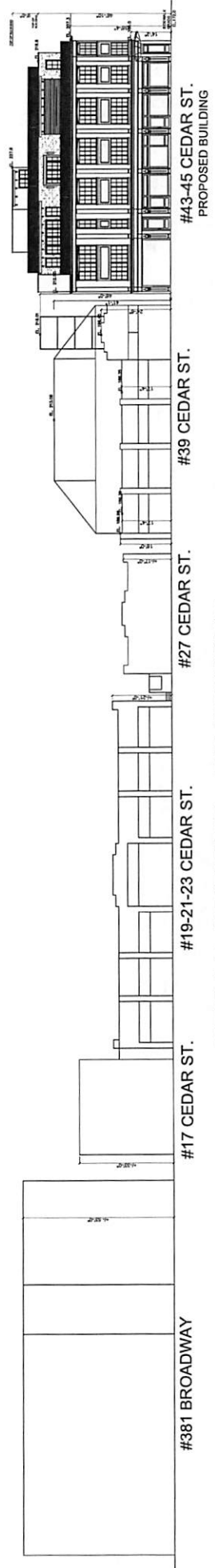
DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
EAST ELEVATION

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

CHRISTINA GRIFFIN ARCHITECT PC



CEDAR STREET - EXISTING



CEDAR STREET - PROPOSED

DESIGN B - REVISED - BOT 7/6/20
 CEDAR COMMONS
STREETSCAPE

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



V-5

CHRISTINA GRIFFING ARCHITECT PC



Unauthorized alteration or addition to a map bearing a Surveyed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Provision only where indicated.

Adjacent property lines and easements not shown or partial lands not guaranteed or certified.

Underground utilities shown herein are approximate and should be verified before excavating.

Additional underground utilities are not shown or certified.

Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Elevation shown herein generally in accordance with North American Vertical Datum 88.

TAX LOT 10
 Premises herein being part of Lots 3 and 4 as shown on a certain map entitled, "Map of Property of Mr. R.B. Moore, adjacent to land of Episcopal Church at Dobbs Ferry."
 Said map filed in the Westchester County Clerk's Office, Division of Land Records May 7, 1862 as map number 374.
 Surveyed in accordance with Deed Liber 13004, Page 183.
 Premises shown herein designated on the Village of Dobbs Ferry Tax Maps as Section 3.080, Block 42, Lot 10.
 Property Address: 38 Cedar Street
 Dobbs Ferry, NY 10522

TAX LOT 11
 Premises herein being part of Lot 4 as shown on a certain map entitled, "Map of Property of Mr. R.B. Moore, adjacent to land of Episcopal Church at Dobbs Ferry."
 Said map filed in the Westchester County Clerk's Office, Division of Land Records May 7, 1862 as map number 374.
 Surveyed in accordance with Deed Liber 7771, Page 423.
 Premises shown herein designated on the Village of Dobbs Ferry Tax Maps as Section 3.080, Block 42, Lot 11.
 Property Address: 43-45 Cedar Street
 Dobbs Ferry, NY 10522

TAX LOT 1
 Premises herein being part of several unnumbered Parcels as shown on a certain map entitled, "Map of Land Conveyed to The South Presbyterian Church of Greenburgh."
 Said map filed in the Westchester County Clerk's Office, Division of Land Records July 21, 1868 as Volume 67 of Maps at Page 41.
 Premises shown herein designated on the Village of Dobbs Ferry Tax Maps as Section 1.080, Block 42, Lot 1.
 Property Address: 343 Broadway
 Dobbs Ferry, NY 10522

NOTE:
 1. The location of trees and shrubs shown herein in the northwest portion of property and indicated by circles with reference numbers are as per the exhibits (Taxi) location. See the Exhibits report for tree inventory data.

PRELIMINARY
 RE-APPORTIONMENT PLAT
 PREPARED FOR
 CEDAR COMMONS, LLC
 SITUATE IN THE
 VILLAGE OF DOBBS FERRY
 TOWN OF GREENBURGH
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'
 GRAPHIC SCALE