

A man wearing a straw hat and a blue button-down shirt is standing in a cornfield. He is holding a large ear of corn in his hands. The background shows rows of corn plants under a clear blue sky.

Two Related Pieces **Incremental Growth**

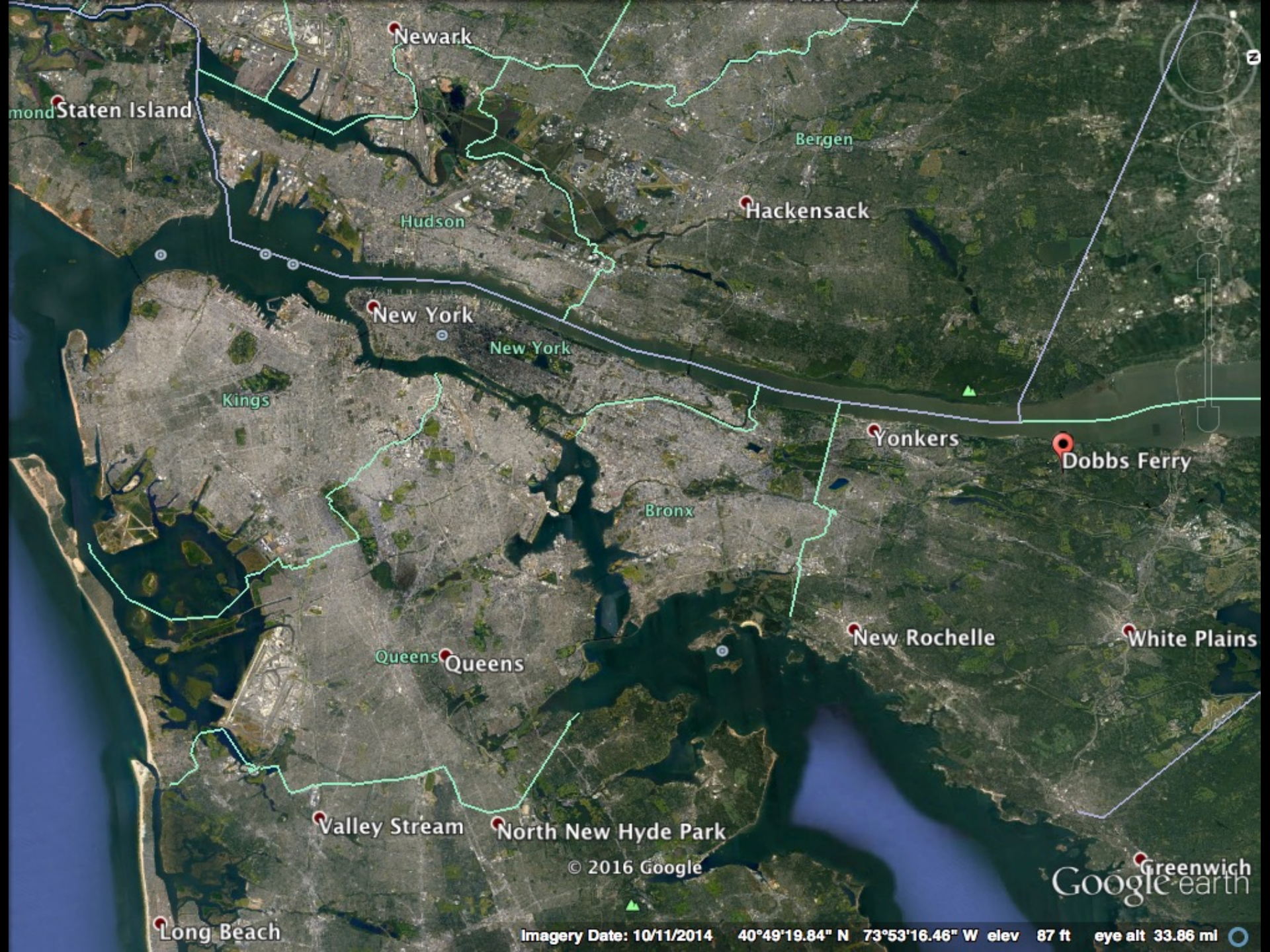
and

The Story of Luigi

Dobbs Ferry, New York

Paddy Steinschneider

May 19, 2017



Newark

Bergen

Hudson

Hackensack

New York

New York

Kings

Yonkers

Dobbs Ferry

Bronx

Queens

Queens

New Rochelle

White Plains

Valley Stream

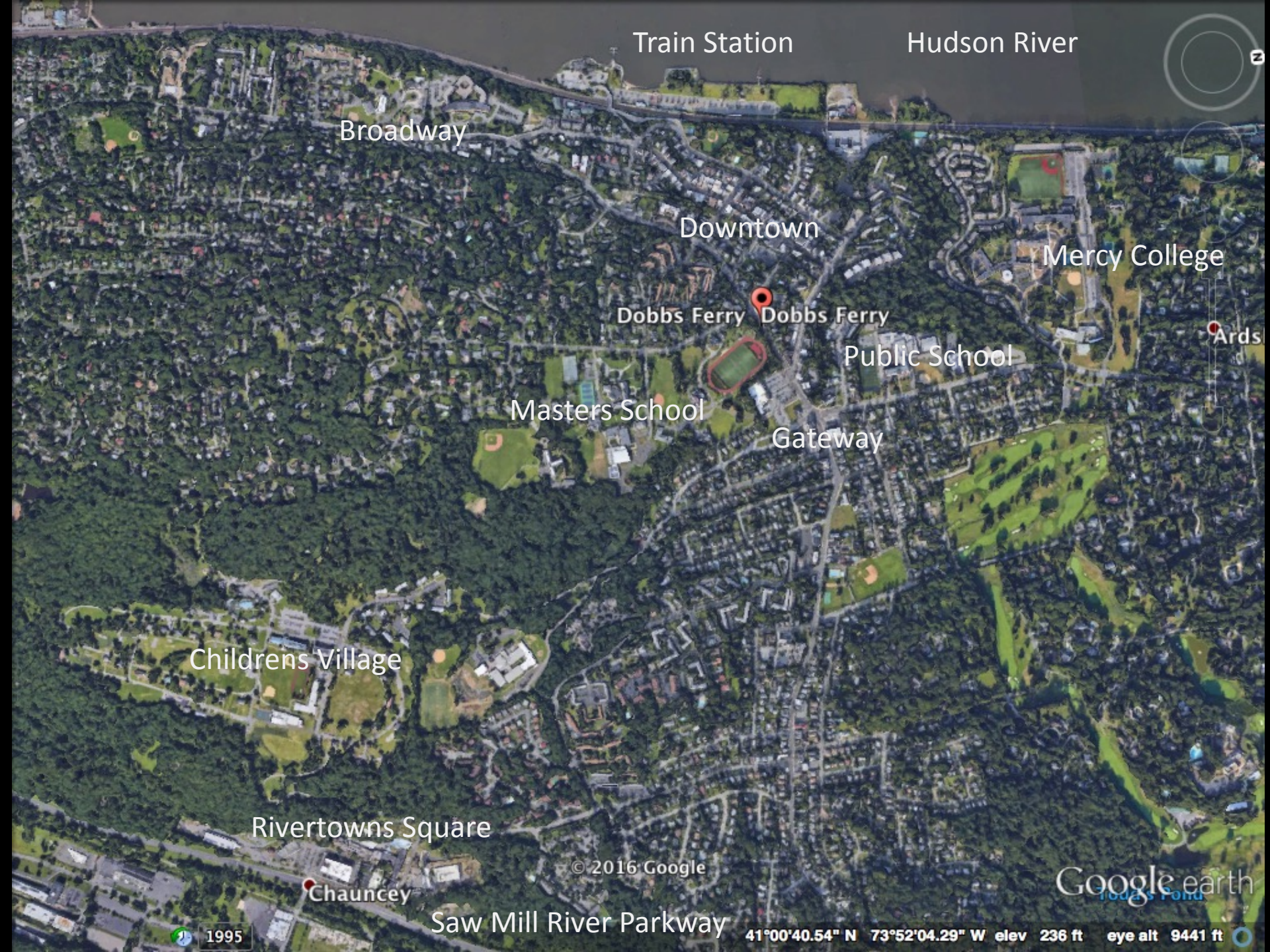
North New Hyde Park

© 2016 Google

Google Earth

Long Beach

Imagery Date: 10/11/2014 40°49'19.84" N 73°53'16.46" W elev 87 ft eye alt 33.86 mi



Train Station

Hudson River

Broadway

Downtown

Mercy College

Dobbs Ferry

Dobbs Ferry

Public School

Ards

Masters School

Gateway

Childrens Village

Rivertowns Square

Chauncey

Saw Mill River Parkway

© 2016 Google

Google earth

1995

41°00'40.54" N 73°52'04.29" W elev 236 ft eye alt 9441 ft



RIVERTOWNS SQUARE ON THE SAW MILL RIVER PARKWAY AT EXIT 16



SAW MILL RIVER PARKWAY LOOKING SOUTH



LIVINGSTONE AVENUE, RETAIL PLUS LUXURY RESIDENTIAL

Downtown





Michael Baumann



SCALE
0 500

05/15/2015



Luigi's First Building

119 Palisade Street

Six Apartments



Plus The Basement -
Which Was Luigi's
First Real Home
In America

26 – 24 - 22 Main Street
12 Apartments
4 Store Fronts









Luigi's First Building

119 Palisade Street

Six Apartments

Plus The Basement -
Which Was Luigi's
First Real Home
In America



Which a Neighbor
Reported as an
Illegal Apartment

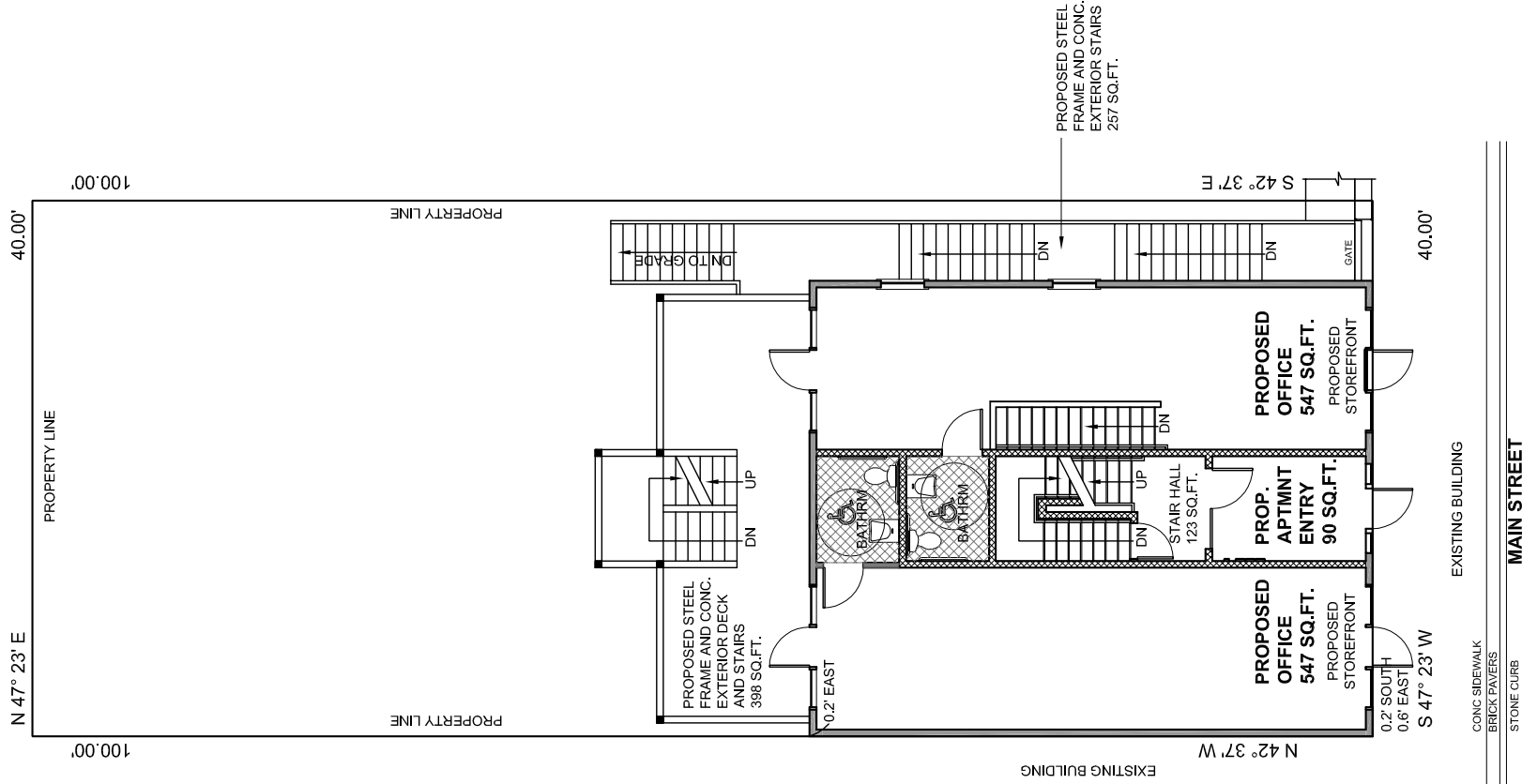
27 Main Street 8 Apartments



27 Main Street
3 Apartments
+ 1 Illegal Apartment
2 Store Fronts

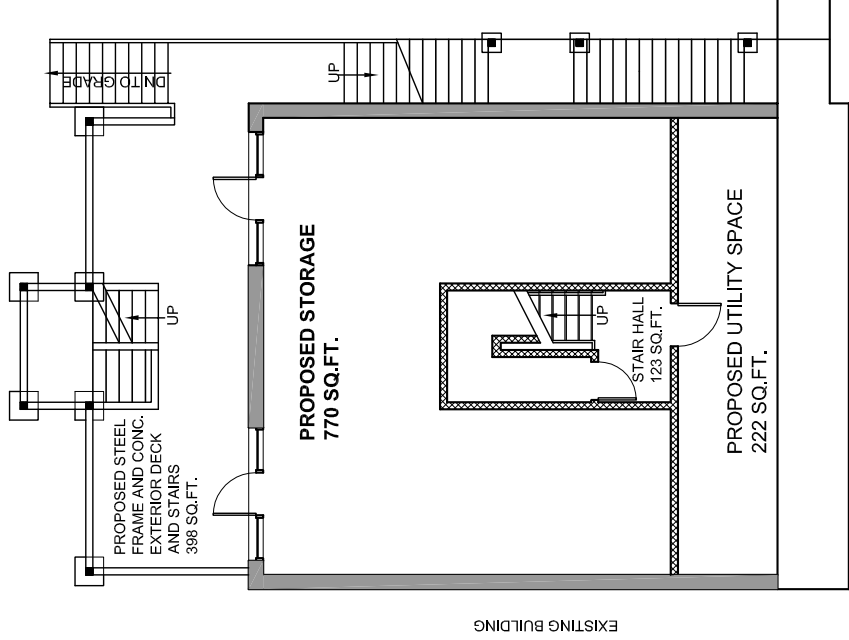






PROPOSED FIRST FLOOR PLAN



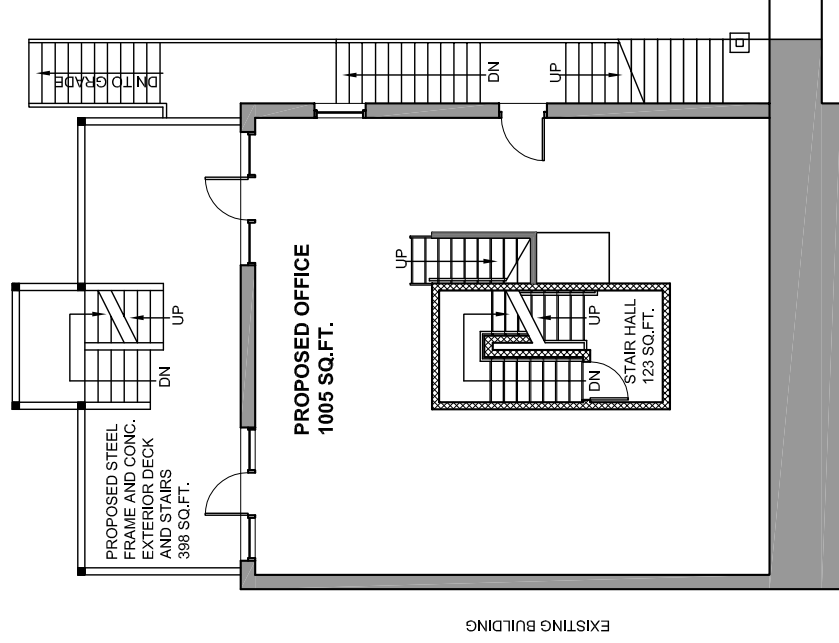


EXISTING BUILDING

PROPOSED SUB-BASEMENT FLOOR PLAN

SCALE IN FEET



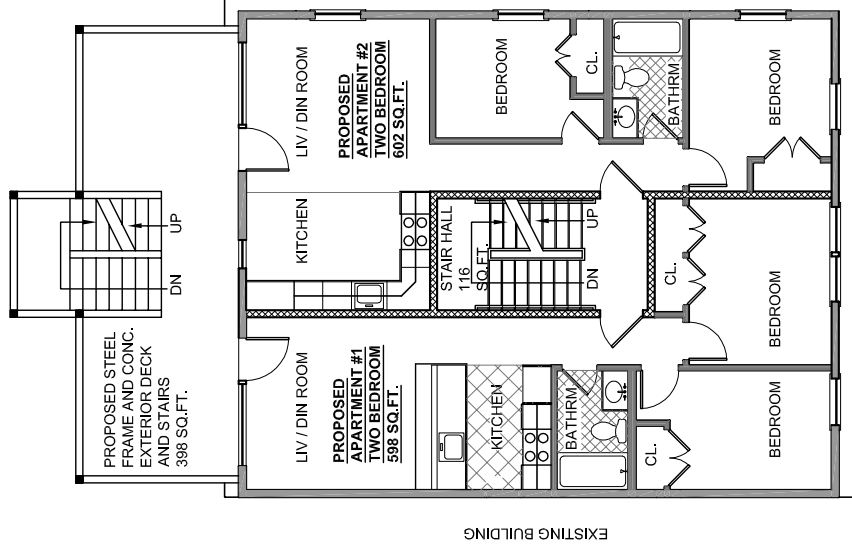


EXISTING BUILDING

PROPOSED BASEMENT FLOOR PLAN

SCALE IN FEET





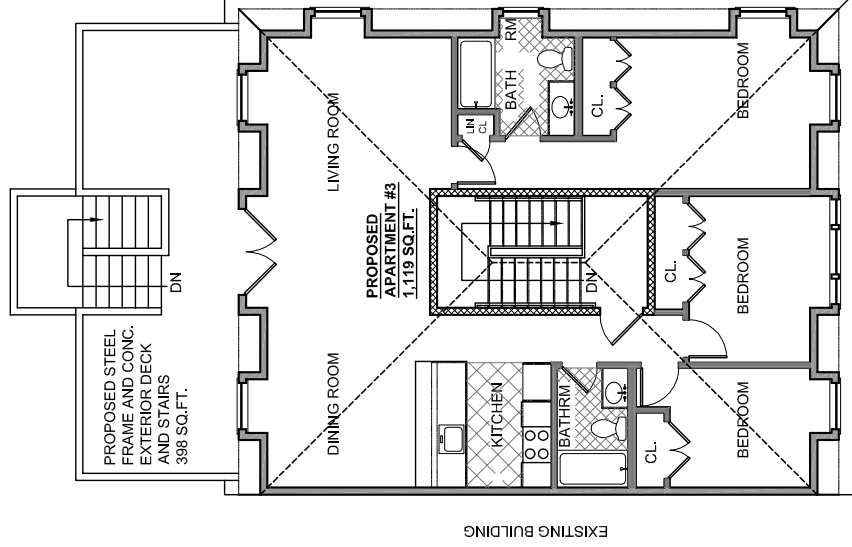
EXISTING BUILDING

MAIN STREET

PROPOSED SECOND FLOOR PLAN

SCALE IN FEET





EXISTING BUILDING

MAIN STREET

PROPOSED THIRD FLOOR PLAN

SCALE IN FEET



DEVELOP A COMMON LANGUAGE

FOR DOBBS FERRY	NEEDS					
	PARKING	ENHANCED CIRCULATION	IDENTITY	GREEN SPACE	HOUSING IN THE BUSINESS DISTRICT	VIBRANT BUSINESS DISTRICT
HUDSON RIVER	Determine how to better integrate the Waterfront Parking Lot with the goals of the Business District.	Facilitate easier pedestrian access to the Hudson from the Business District.	Make the River a part of the daily experience of Dobbs Ferry.	Establish "Green" connection between the Business District and the Hudson River.	Views of the Hudson and access to the River greatly enhance housing value.	Highlight Dobbs Ferry's most important asset.
TOPOGRAPHY STEEP SLOPES	Topography allows for the elimination of ramps in parking decks. No ramps translates into lower costs and more spaces.	Recognize Chestnut Street as vital pedestrian and vehicular link between Broadway, Main Street, and Palisades.	Topography can be used to provide distinct identities to the Gateway, Cedar Street, Upper Main, Lower Main and Palisades.	Steep Slopes = Runoff. Optimize filtering capabilities of green spaces as Dobbs Ferry attempts to comply with NPDES Phase II.	Steep topography can offer the opportunity to provide increased height for infill housing within the Business District.	Topographical features such as Views and Wicker's Creek should be major elements in the future of the Business District.
WICKER'S CREEK	Seize the opportunity for a Parking Lot behind Cedar Street businesses, along Wicker's Creek.	Wicker's Creek Park could serve as a pedestrian connection between the Gateway, Main St. and the O.C.A.	Reveal the historical connection between the settlement of Dobbs Ferry and Wicker's Creek.	Wicker's Creek Park. In accordance with the EPA, protect and preserve the Wicker's Creek Watershed.	How can we improve upon the relationship between Wicker's Creek and past developments in the Business District?	Wicker's Creek Park links the Gateway with the existing Business District.
MAIN + MAIN INTERSECTION (Ashford+Broadway)	Establish a Parking Reservoir at the Gateway.	Recognize Broadway as a Bridge. The underlying topological structure of the area limits circulation options but provides Wicker's Creek.	The Gateway can establish a new identity for this historically important intersection.	Use Green Space as pedestrian connection between the Gateway and Main Street.	Gateway offers the opportunity to integrate housing into the Business District. (Seniors?)	Gateway development can incorporate parking to be utilized by the existing Business District.
OLD CROTON AQUEDUCT	Allow for visitor parking at current O.C.A. parking lots.	Investigate the role of the O.C.A. in the pedestrian circulation routes within the Business District.	Recognize the regional importance of the Overseer's House and clearly mark the O.C.A. for visitors.	Build a stronger connection between the Main & Cedar Street intersection and the O.C.A.	O.C.A. is a regional resource. It is an incredible existing green space amenity.	Recognize that Dobbs Ferry has a wonderful existing linear green space coursing through its Business District.
VIEWS	Integrate views of the Hudson and the Palisades into circulation patterns to and from parking.	Coordinate views into pedestrian and vehicular circulation.	The views from Dobbs Ferry are recognized assets. Power lines should not obscure these views.	Integrate views into future green space initiatives.	Views can greatly enhance the value of housing in the Business District.	Views of the Hudson River and the Palisades contribute to the unique character of the Business District.
DIVERSE VILLAGE POPULATION	Provide a full range of parking options to satisfy the Village's diverse parking needs.	Support a walkable community. Reduce dependence on the automobile.	Recognize the importance of creating shared spaces attractive to all members of the Village community.	Work to understand the many community objectives that green spaces can satisfy.	To maintain diversity, multiple housing markets must be served within the Business District.	Village Business District must provide the goods and services necessary for Village residents while retaining the ability to attract visitors.

EMPLOYING A MATRIX

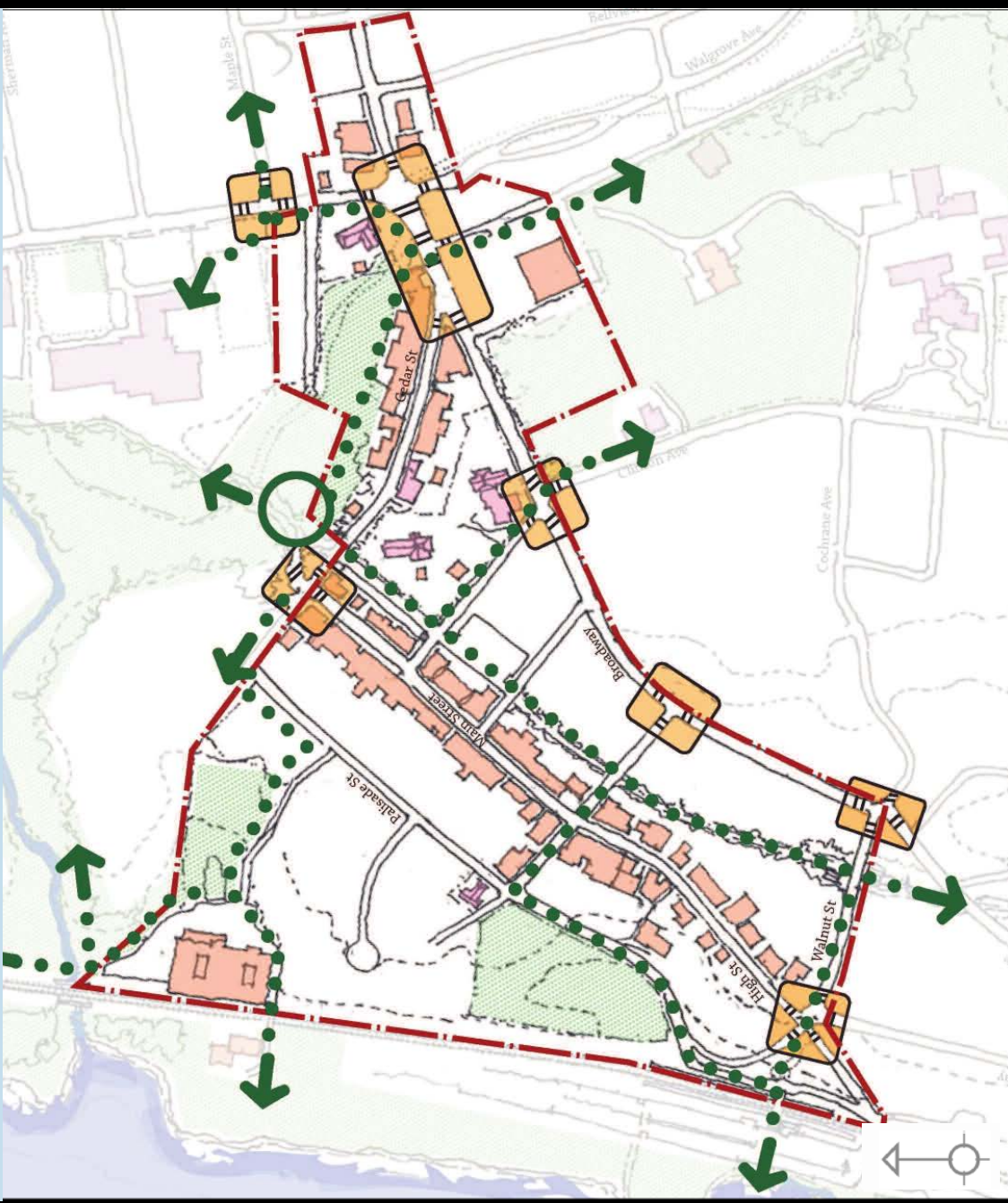
- IDENTIFIES TERMS to structure dialogue between Public & Private sector

- ILLUSTRATES how projects can and should address multiple objectives

- DEMONSTRATES how to make capital more expansive and efficient

DOBBS FERRY VISION PLAN

Our Village, Our Future



17 MAIN STREET
TAX I.D # 3.80-39-5



33 MAIN STREET
TAX I.D # 3.80-39-8



59 MAIN STREET
TAX I.D # 3.80-39-14



63 MAIN STREET
TAX I.D # 3.80-39-15



73 MAIN STREET
TAX I.D # 3.80-39-17



2 MAIN STREET
TAX I.D # 3.80-45-38



22 MAIN STREET
TAX I.D # 3.80-45-34

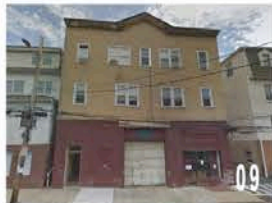


72 MAIN STREET
TAX I.D#3.80-45-15

LOWER MAIN



24 MAIN STREET
TAX I.D#3.80-45-33



32 MAIN STREET
TAX I.D#3.80-45-26



36 MAIN STREET
TAX I.D#3.80-45-24



52 MAIN STREET
TAX I.D#3.80-45-20



60 MAIN STREET
TAX I.D#3.80-45-18



62 MAIN STREET
TAX I.D#3.80-45-17



66-68 MAIN STREET
TAX I.D#3.80-45-16

75 MAIN STREET
TAX I.D#3.80-40-49



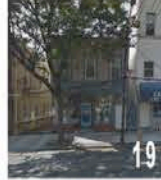
99 MAIN STREET
TAX I.D#3.80-40-9



101 MAIN STREET
TAX I.D#3.80-40-10



103 MAIN STREET
TAX I.D#3.80-40-11



105 MAIN STREET
TAX I.D#3.80-40-12



107 MAIN STREET
TAX I.D#3.80-40-13



111 MAIN STREET
TAX I.D#3.80-40-14



113 MAIN STREET
TAX I.D # 3.80-40-15



121 MAIN STREET
TAX I.D # 3.80-40-17



78 MAIN STREET
TAX I.D # 3.80-44-16



100 MAIN STREET
TAX I.D # 3.80-43-8



81 MAIN STREET
TAX I.D#3.80-40-2



145 PALISADE STREET
TAX I.D # 3.80-36-42



145 PALISADE STREET
TAX I.D # 3.80-36-43

146 MAIN STREET
TAX I.D # 3.80-42-13



60 CEDAR STREET
TAX I.D # 3.80-41-1



CEDAR STREET
TAX I.D # 3.80-41-2



CEDAR STREET
TAX I.D # 3.80-41-4



40 CEDAR STREET
TAX I.D # 3.80-41-5



36 CEDAR STREET
TAX I.D # 3.80-41-6



32 CEDAR STREET
TAX I.D # 3.80-41-8



16-18 CEDAR STREET
TAX I.D # 3.80-41-11



10 CEDAR STREET
TAX I.D # 3.80-41-14



397 BROADWAY
TAX I.D # 3.80-41-20



39 CEDAR STREET
TAX I.D # 3.80-42-10

11 ASHFORD AVE
TAX I.D#3.90-50-18



390 BROADWAY
TAX I.D#3.80-47-2



414 BROADWAY
TAX I.D#3.90-56-2



420 BROADWAY
TAX I.D#3.90-56-1



2 ASHFORD AVE
TAX I.D#3.90-57-11



12 ASHFORD AVE
TAX I.D#3.90-57-12



1 ASHFORD AVE
TAX I.D#3.90-50-17



66 Main Street
5 Apartments
3 Retail Stores







66 Main Street
16 Apartments
2 Retail Stores



75 Main Street
Was Commercial
18 Apartments
2 Retail Stores





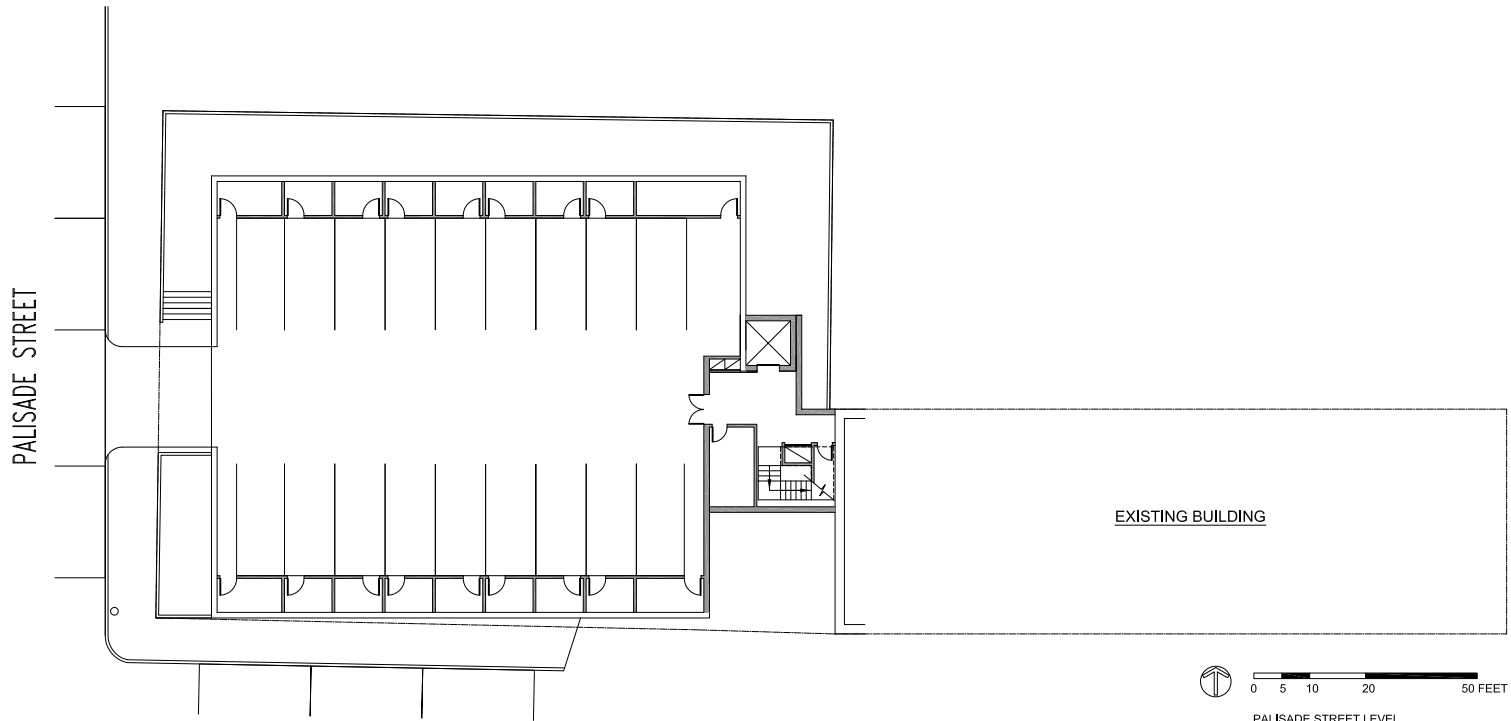




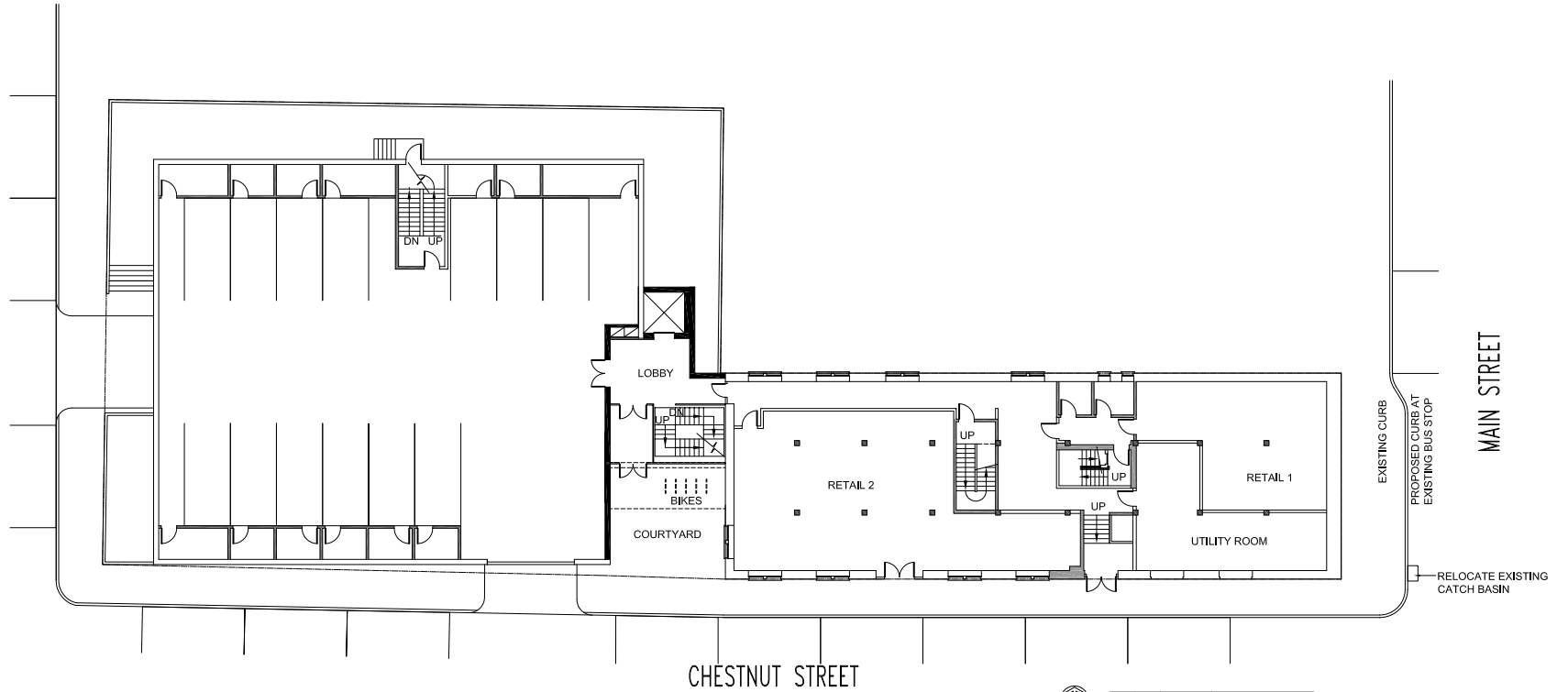






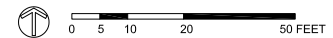
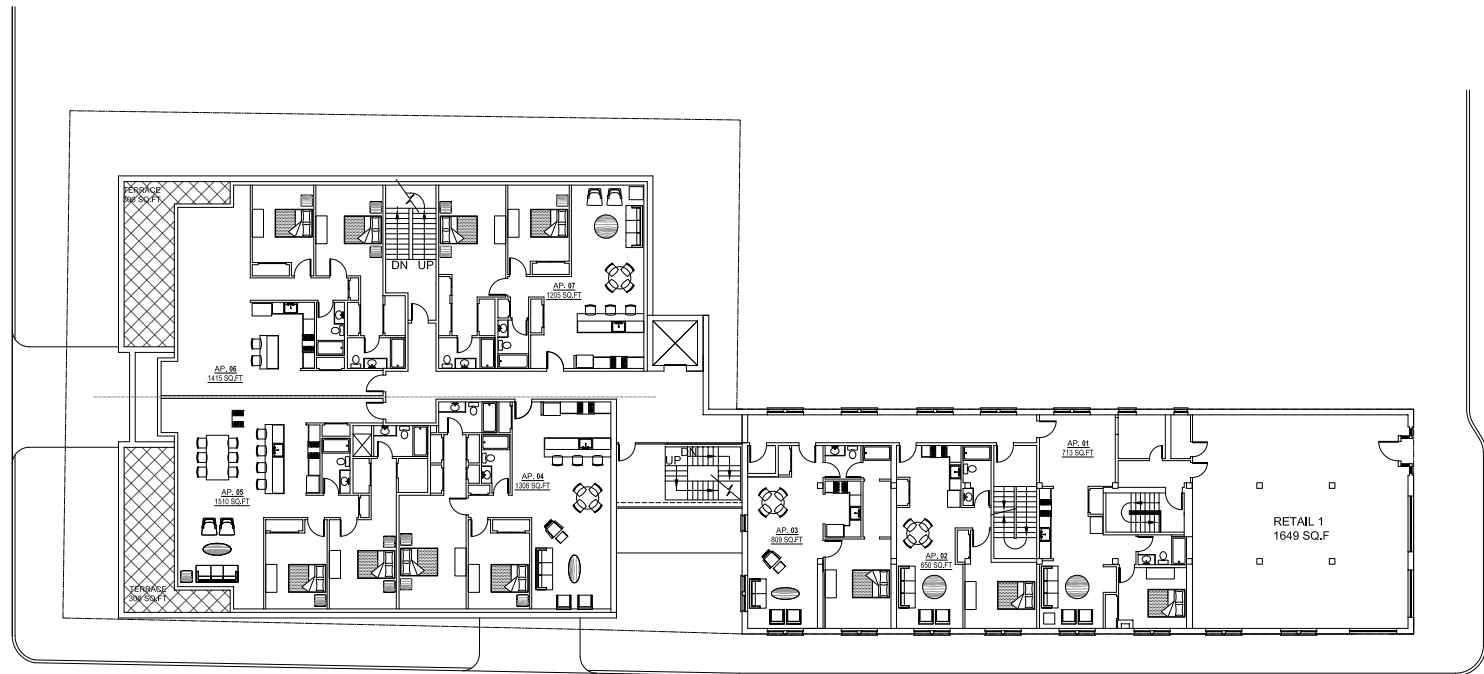


PALISADE STREET

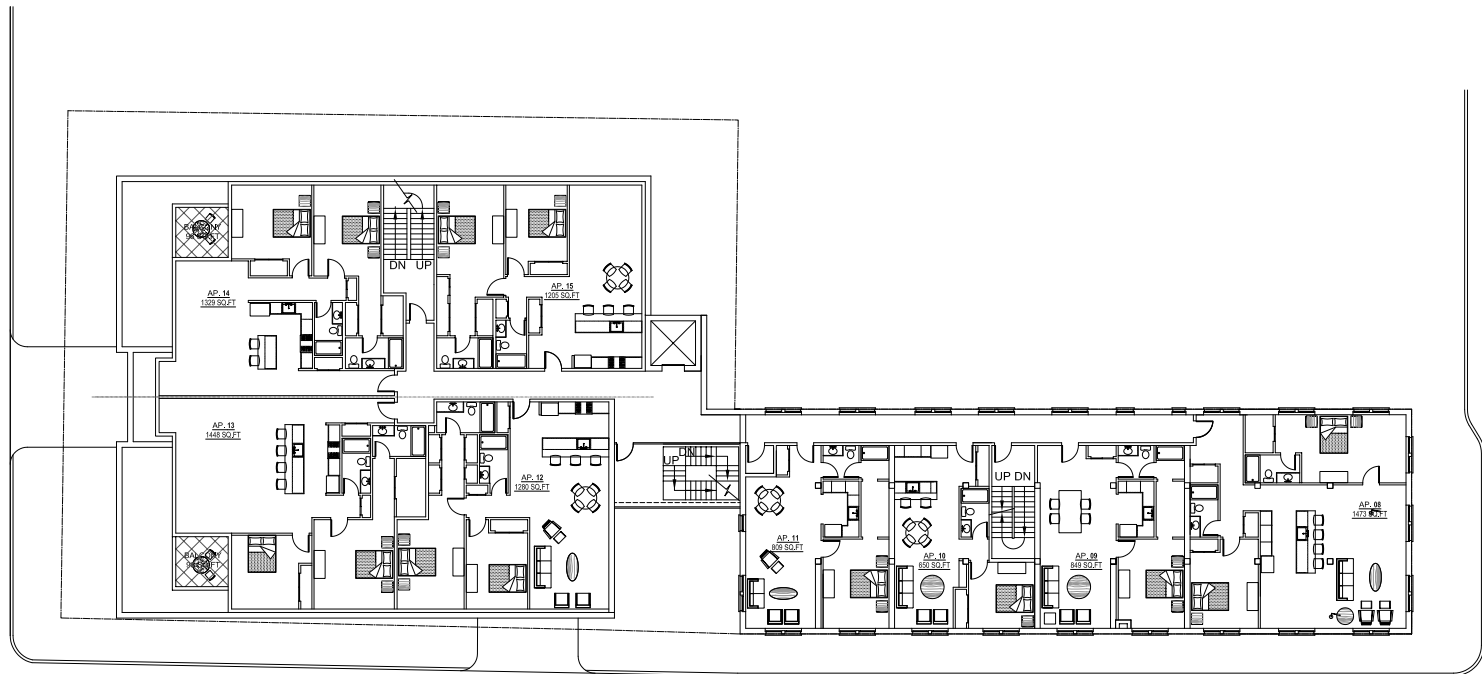


0 5 10 20 50 FEET

CHESTNUT STREET LEVEL

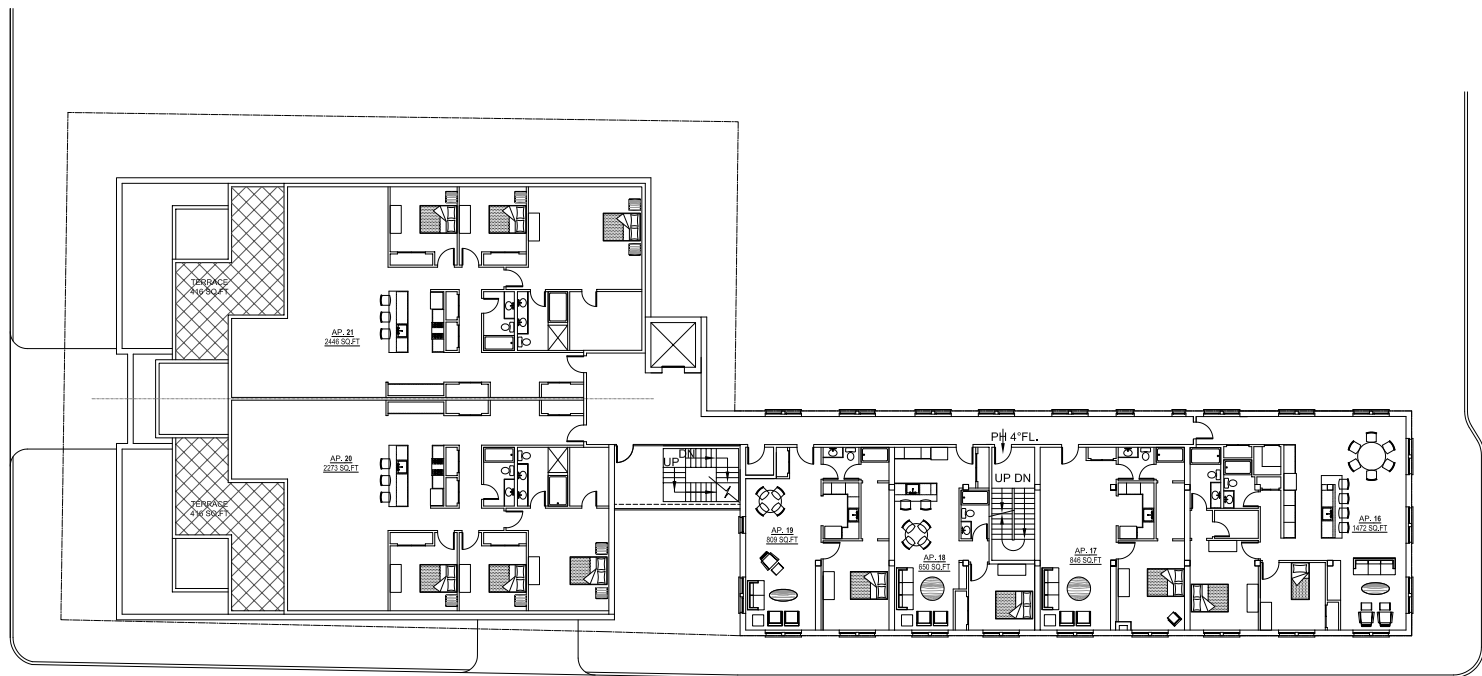


FIRST FLOOR (MAIN STREET LEVEL)
 07 APARTMENTS
 COMMON AREA NEW BUILDING (559 sq.ft.)
 COMMON AREA EXISTING BUILDING (351 sq.ft.)
 RETAIL 1 (1649 SQ.FT.)



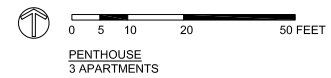
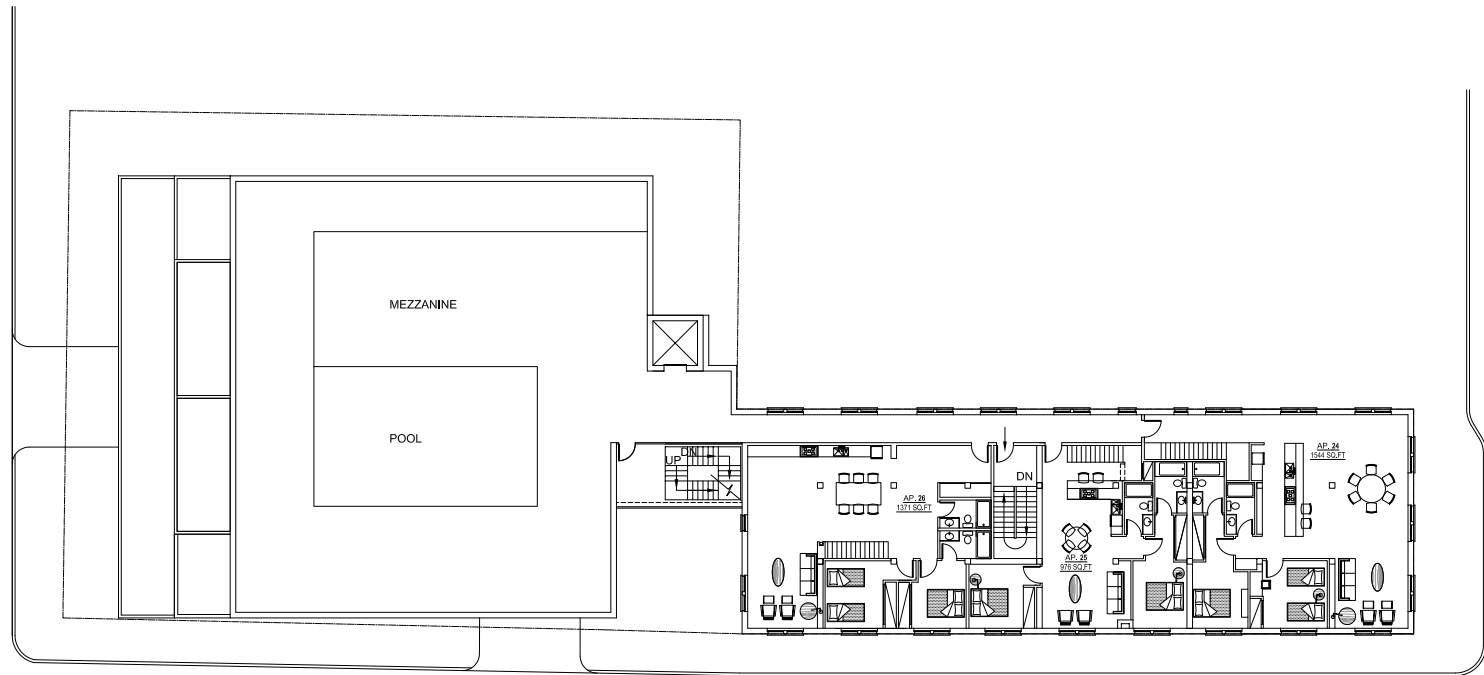
0 5 10 20 50 FEET

SECOND FLOOR
 08 APARTMENTS
 COMMON AREA NEW BUILDING (559 sq.ft.)
 COMMON AREA EXISTING BUILDING (493 sq.ft.)



0 5 10 20 50 FEET

THIRD FLOOR
8 APARTMENTS
COMMON AREA NEW BUILDING (559 sq.ft.)
COMMON AREA EXISTING BUILDING (493 sq.ft.)



100 Main Street
2 Apartments
2 Store Fronts



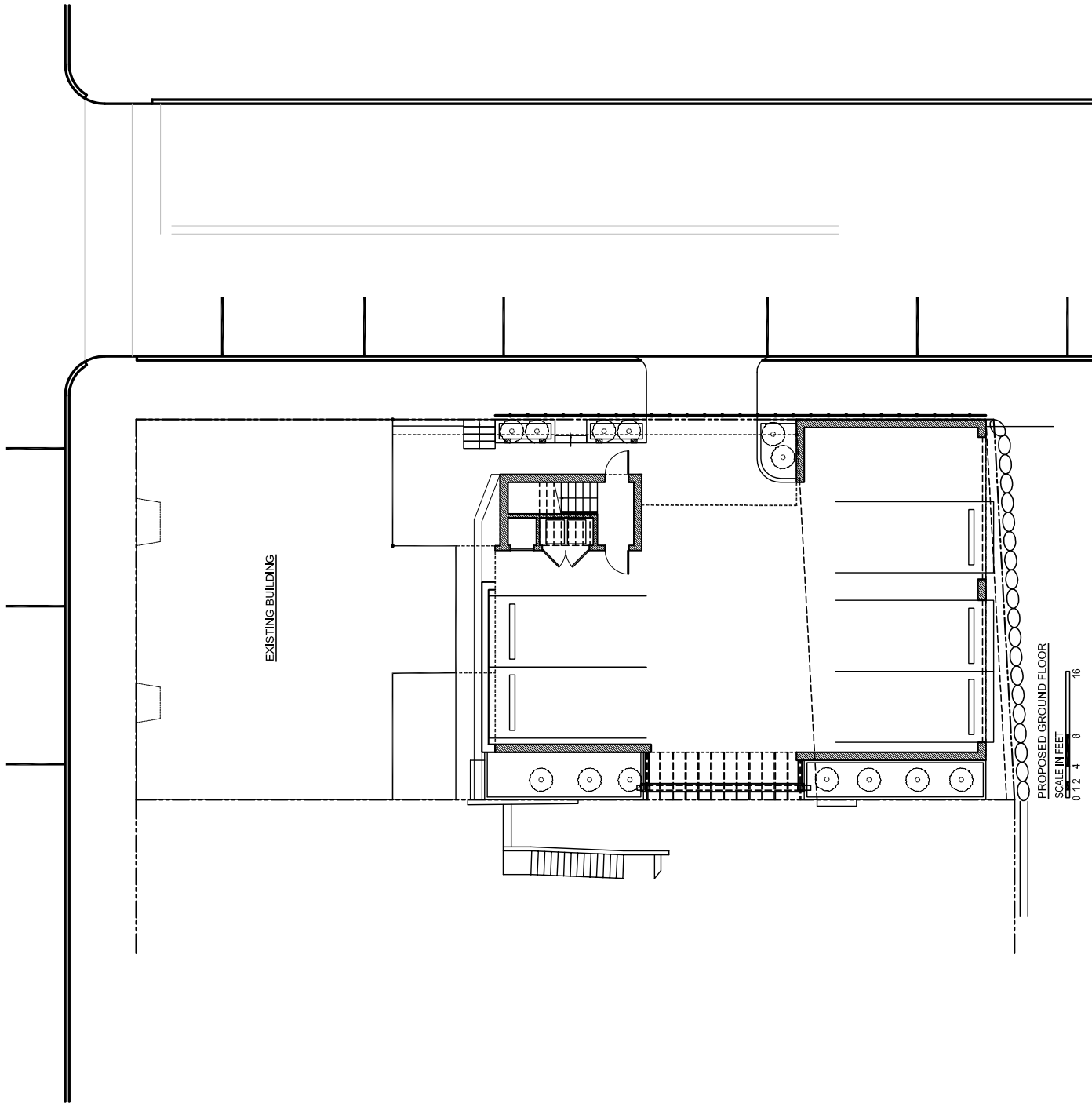


100 Main Street
5 Apartments
2 Retail Stores







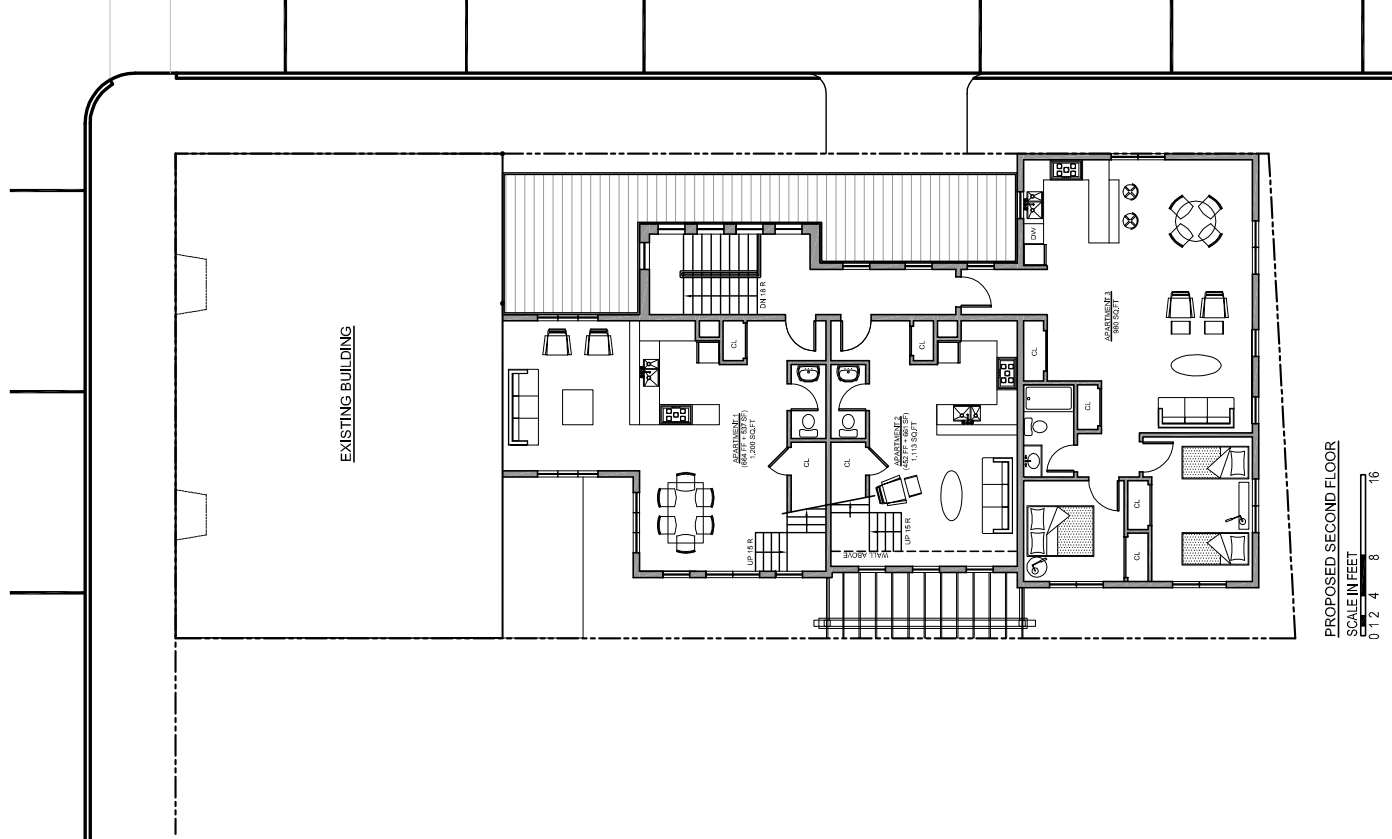


EXISTING BUILDING

PROPOSED GROUND FLOOR

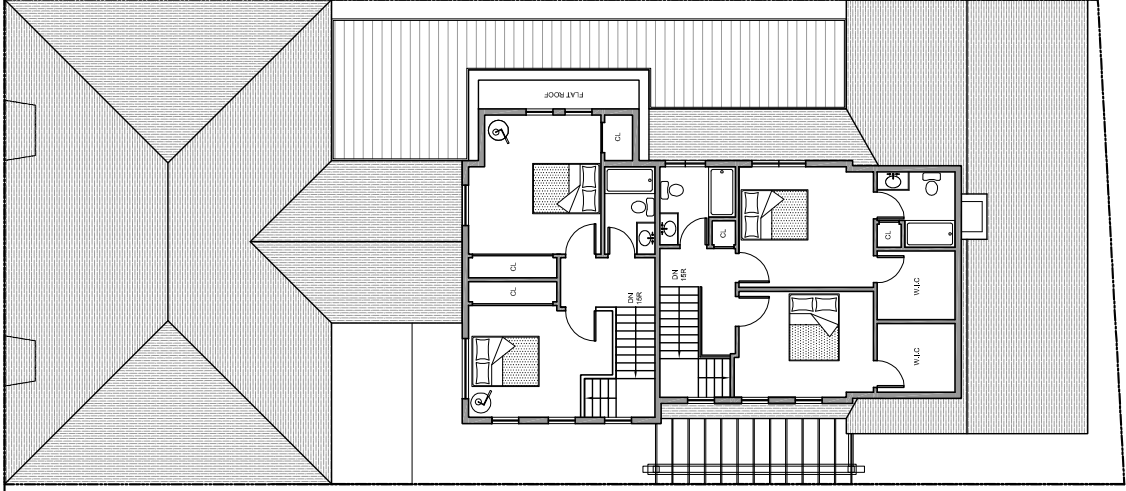
SCALE IN FEET

0 12 4 8 16



PROPOSED SECOND FLOOR

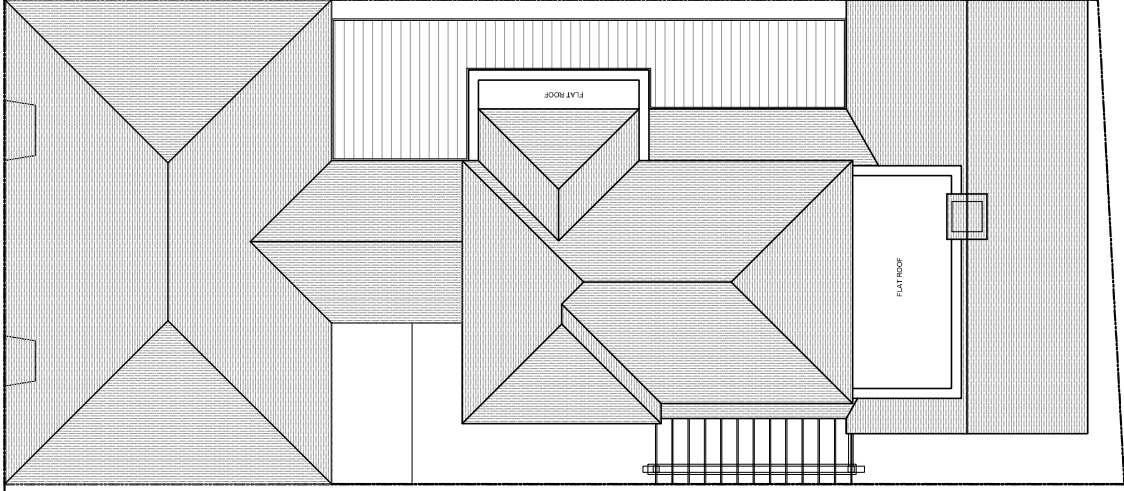
SCALE IN FEET



PROPOSED THIRD FLOOR

SCALE IN FEET

0 12 4 8 16



PROPOSED ROOF PLAN

SCALE IN FEET



121 Main Street
2 Apartments
2 Retail Stores



121 Main Street
5 Apartments
2 Retail Stores





103

115



Gateway



2 Ashford Avenue
Was Abandoned Gas Station
Wanted to be an Inn

6 Apartments
2 Retail Stores

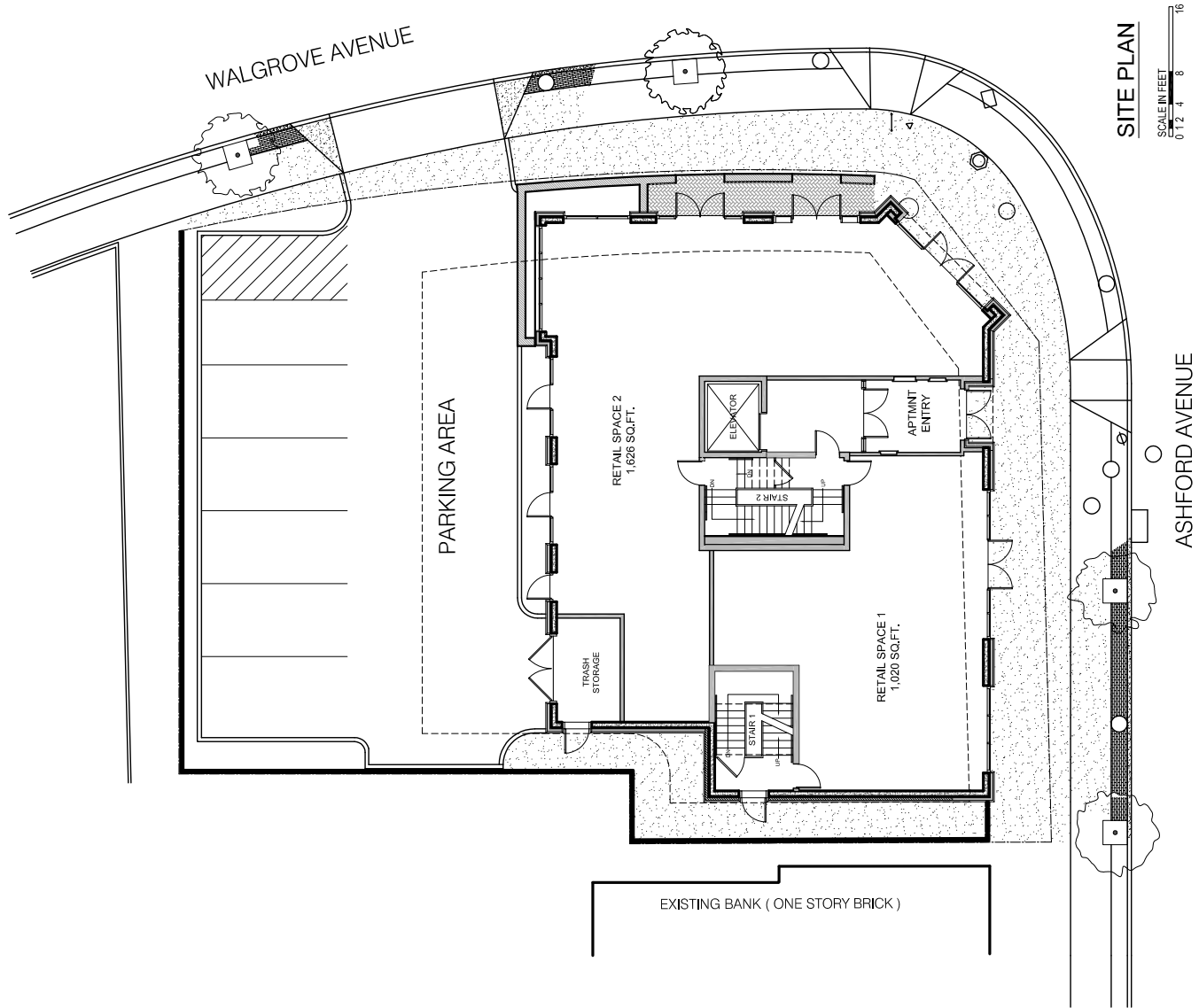


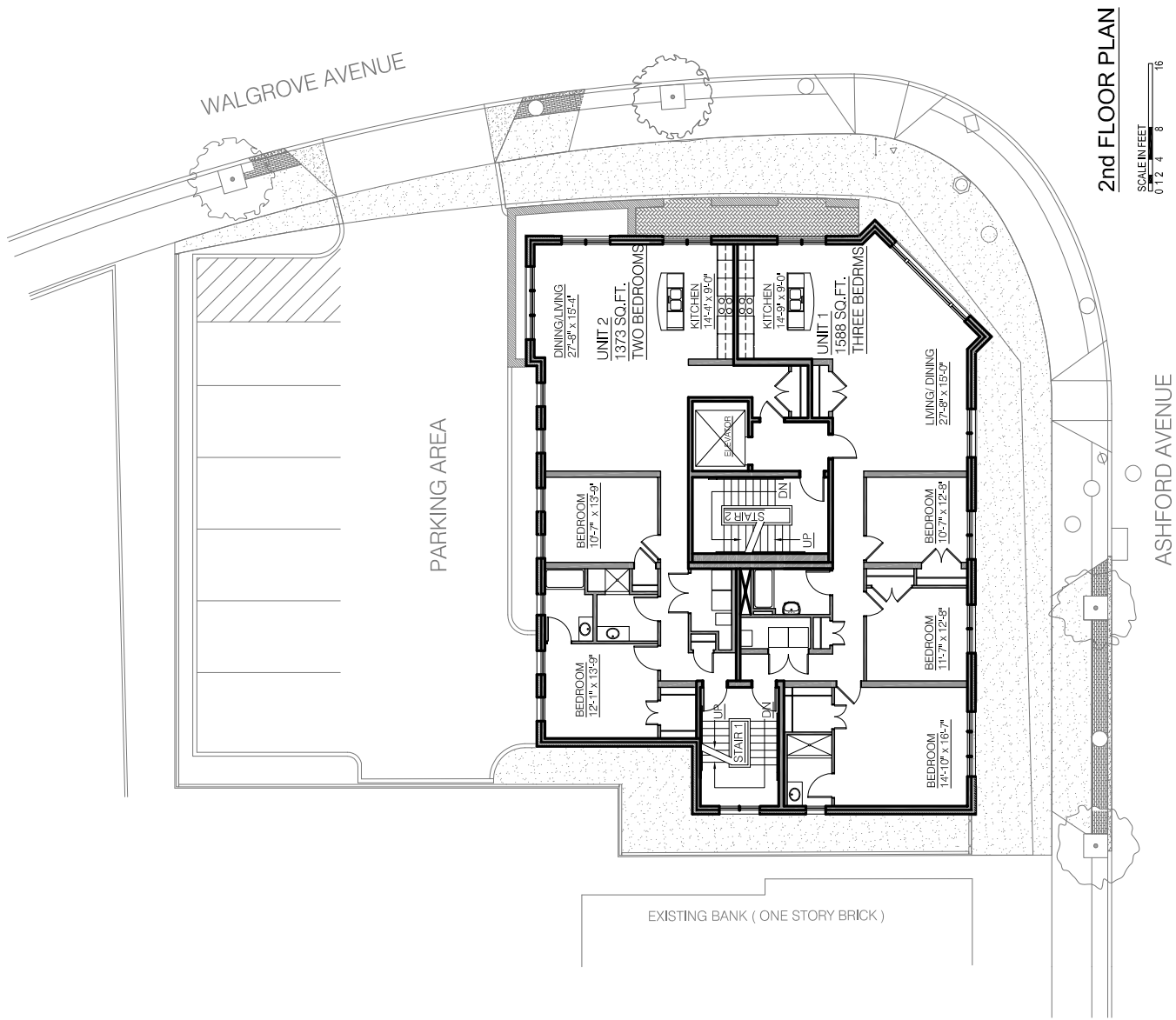


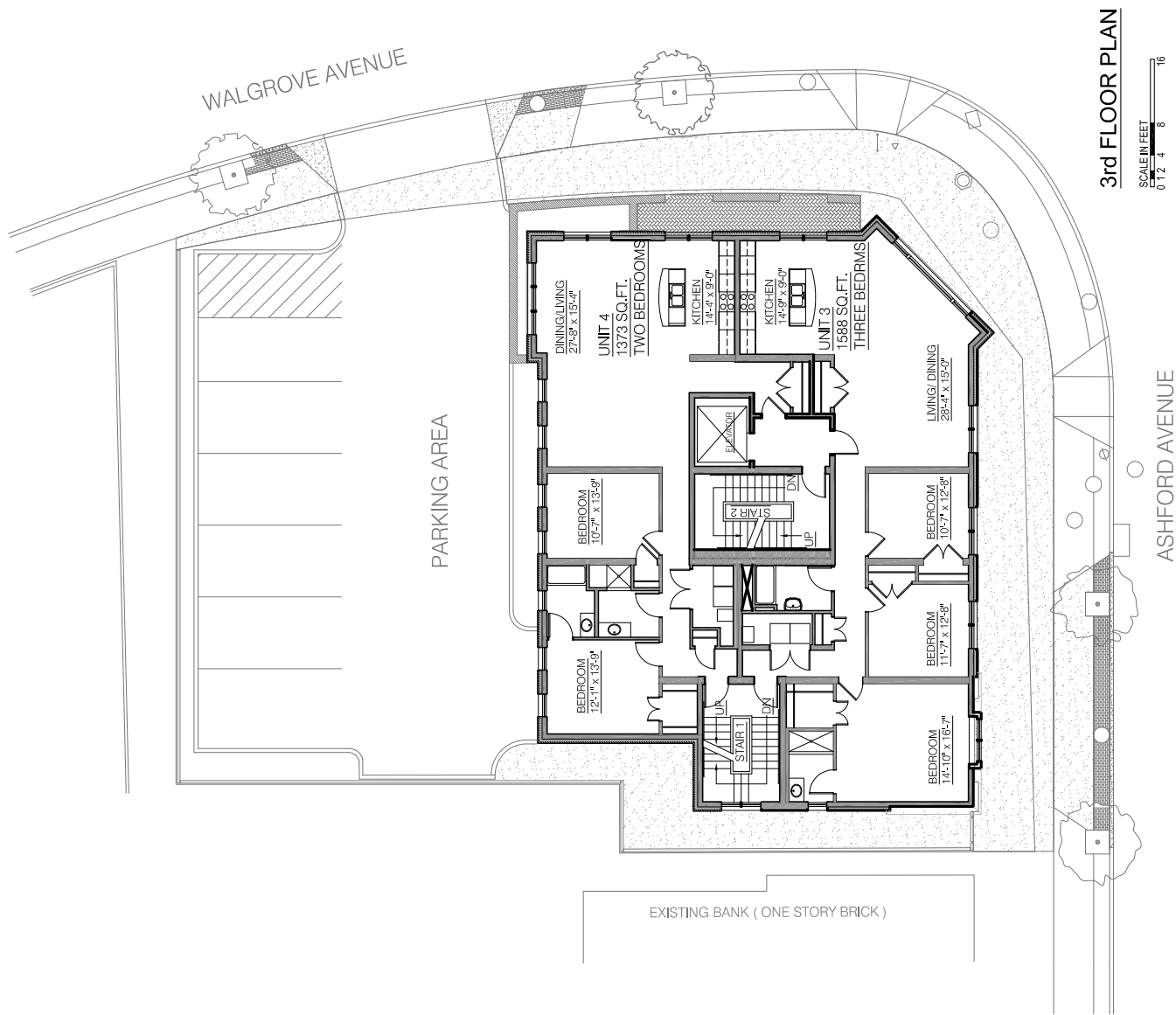






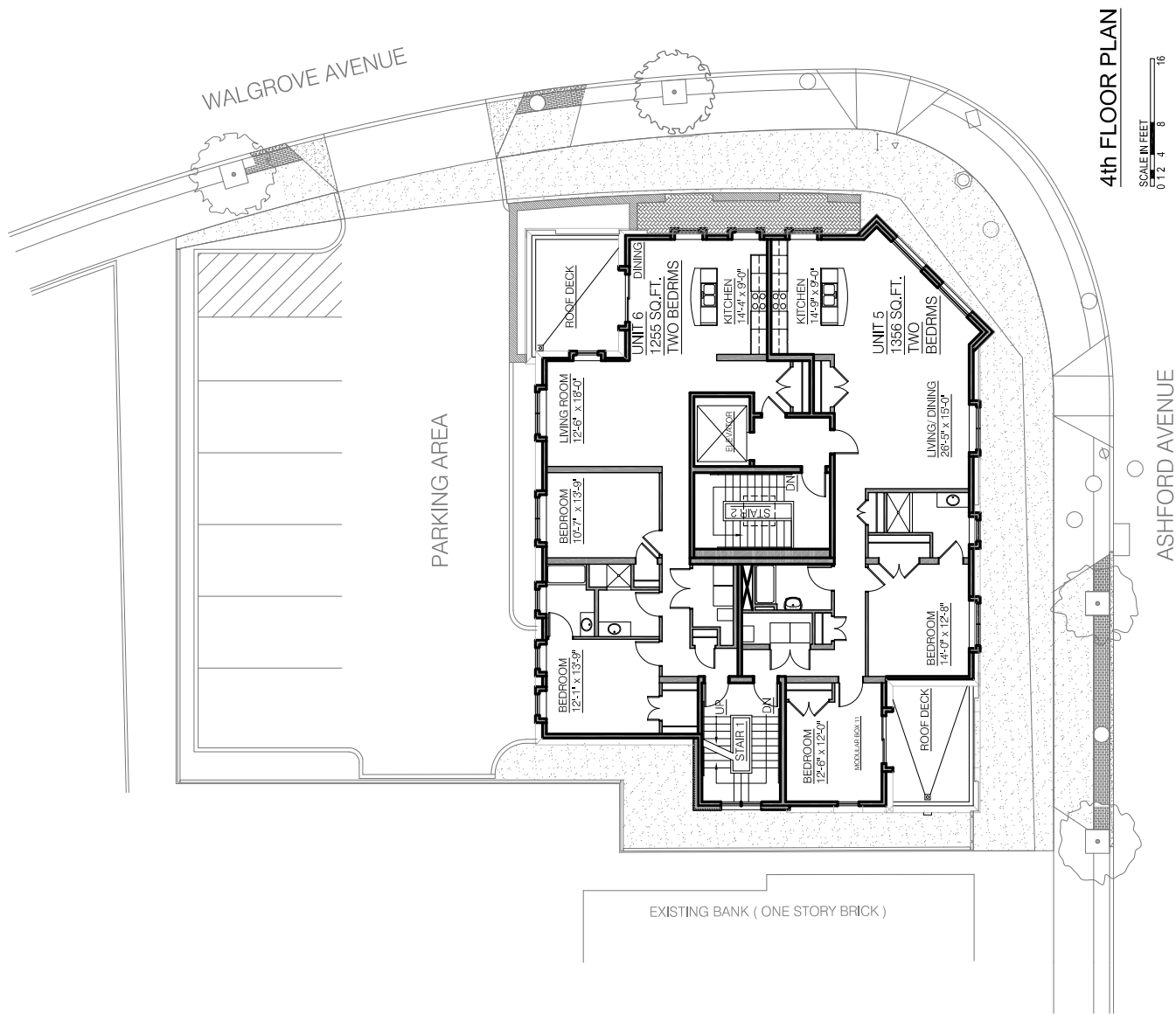






3rd FLOOR PLAN

SCALE IN FEET
0 4 8 16

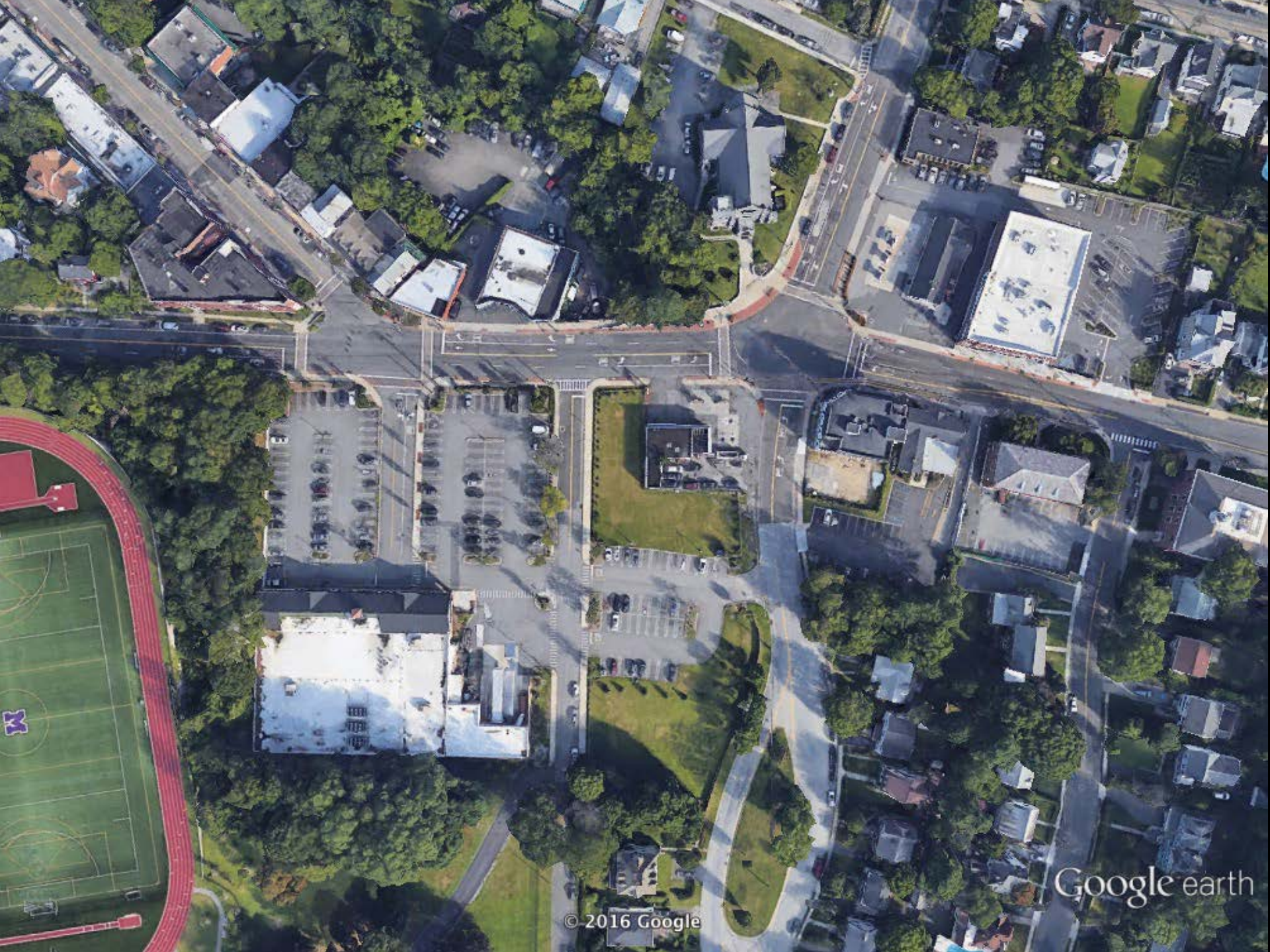


4th FLOOR PLAN

SCALE IN FEET
0' 2' 4' 8' 16'

Patriots Park





Existing Gas Station



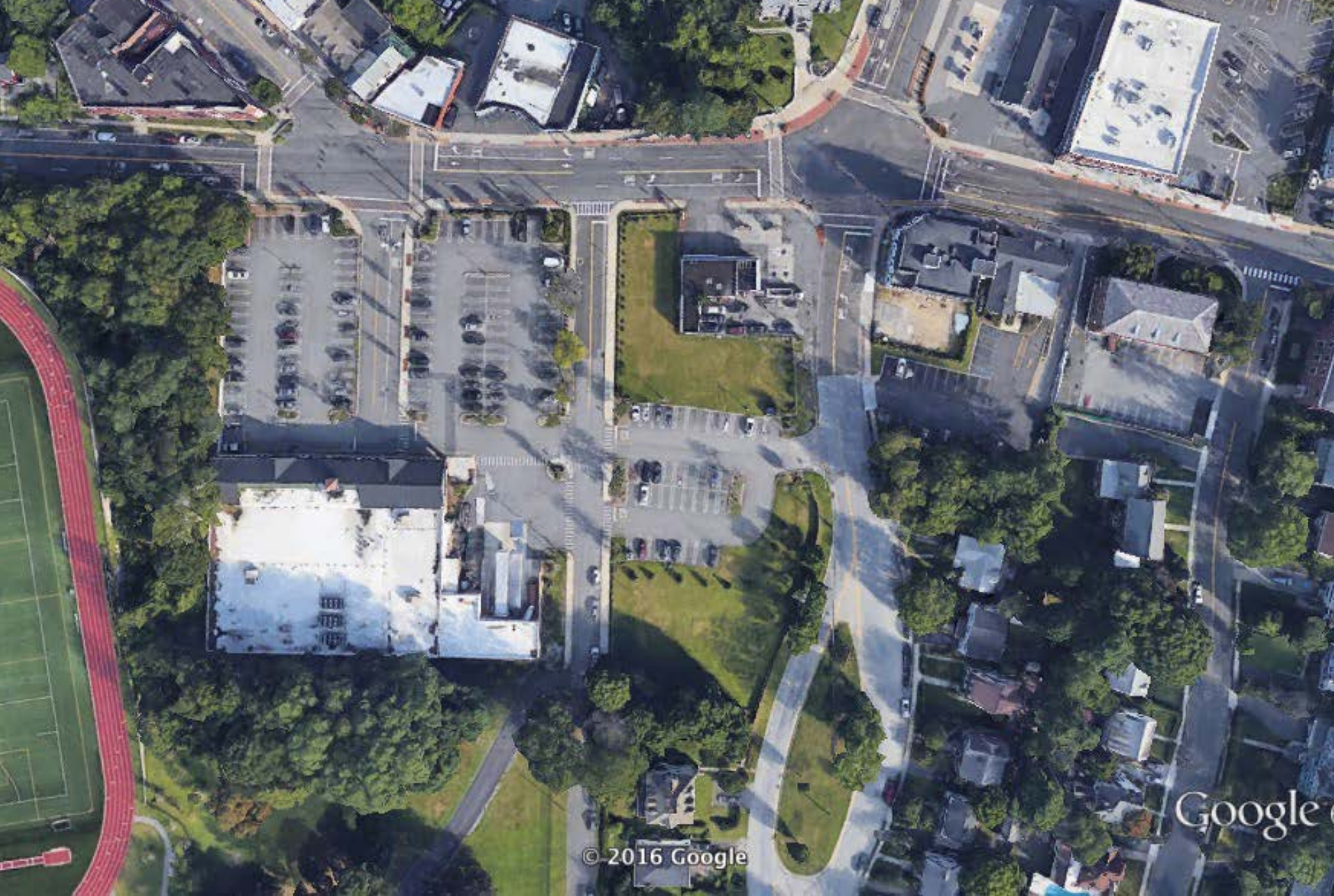
Stop&Shop
27,000 Sq.Ft. Store
138 Parking Spaces



Proposed Development
90 Residential Apartments
50,800 Sq.Ft. Commercial
350 Parking Spaces

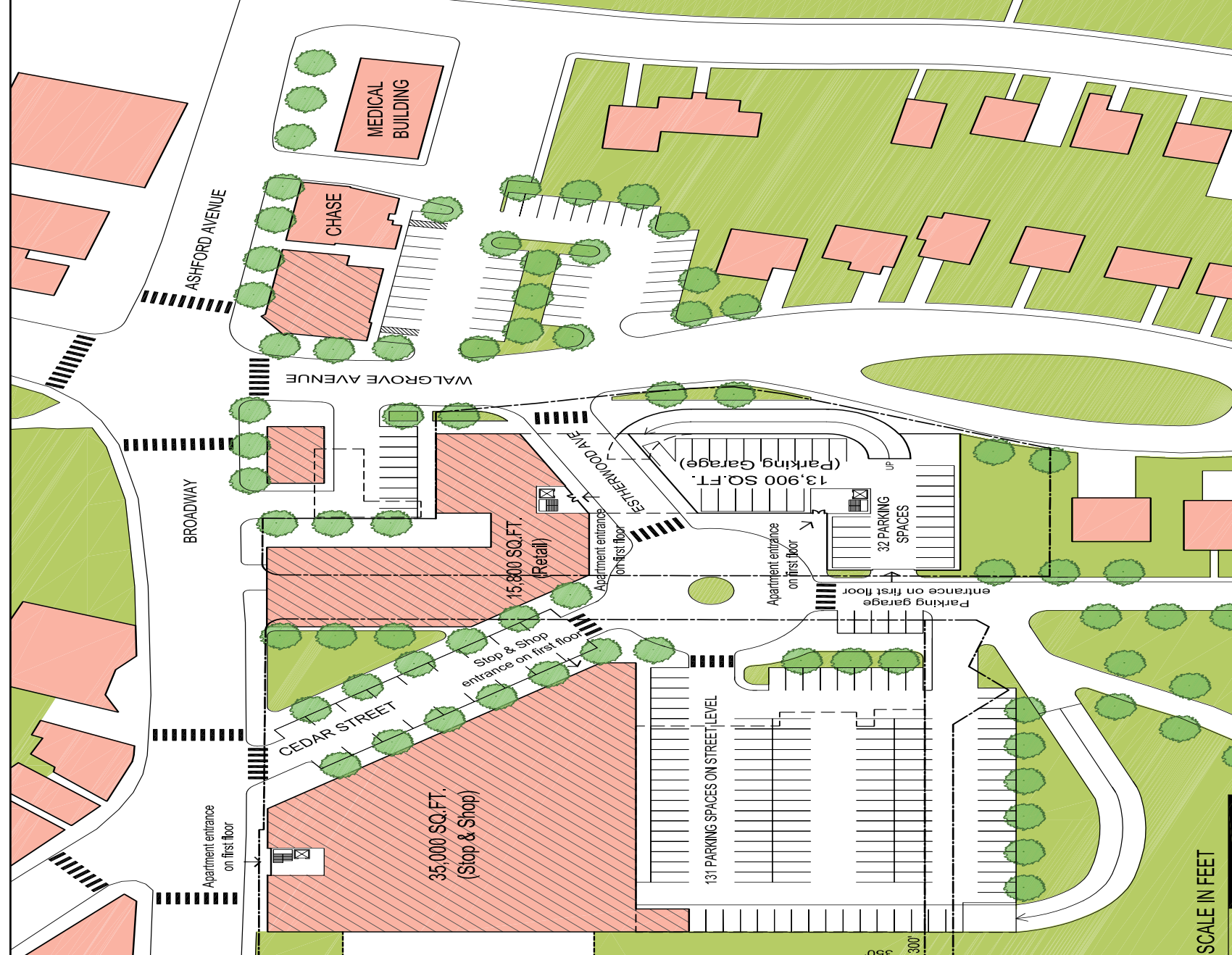






© 2016 Google

Google





GO
DE
AND C
DEVELO

329 Broa
Dobbs Fe
Phone: (9
Fax: (9
email: a

SHEET TITLE
SECC
PARKI

DATE: 03-11-15
SCALE: 70' = 1"

SCALE IN FEET



GO
DE
AND C
DEVELO

329 Broad
Dobbs F
Phone: (6
Fax: (6
email: a

SHEET TITLE
AP1

DATE: 03-11-15
SCALE: 70' = 1"

My Goals:

Create residential units that reinforce our community as an affordable and diverse place to live.

Add feet to the streets in the downtown both by increasing the number of people living in the Downtown (1,500?) and by attracting more people to our downtown as a destination.

My Goals:

Improve the Streetscape and the relationship of the downtown to the waterfront, the Aqueduct trail, and the Broadway corridor.

Make it a more fun place to attract aging Boomers and emerging Millennials. Have a real butcher shop.

Double the tax base in the downtown as the way to lighten the crushing load on the single family home owners.

Real Estate Tax Comparison

	Existing	Proposed
66 Main Street	\$ 24,400	\$ 76,800
75 Main Street	\$ 65,000	\$ 152,000
100 Main Street	\$ 22,500	\$ 36,000

the Ferry Festa

October 2nd





CNU NEW YORK
CONGRESS FOR THE
NEW URBANISM



Hudson Valley Summit



Poughkeepsie - June 2-3, 2017

Day 1: Friday, June 2

Tours



*Walkway Over
the Hudson*



*Poughkeepsie
Underwear Factory*

Welcome Event



*Featured Speaker
James Howard Kunstler*

Day 2: Saturday, June 3

Mid-Hudson Program



*Keynote Speaker
Lynn Richards*



*Retrofitting Suburbia
June Williamson*



*Tactical Urbanism
Mike Lydon*



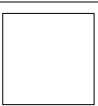
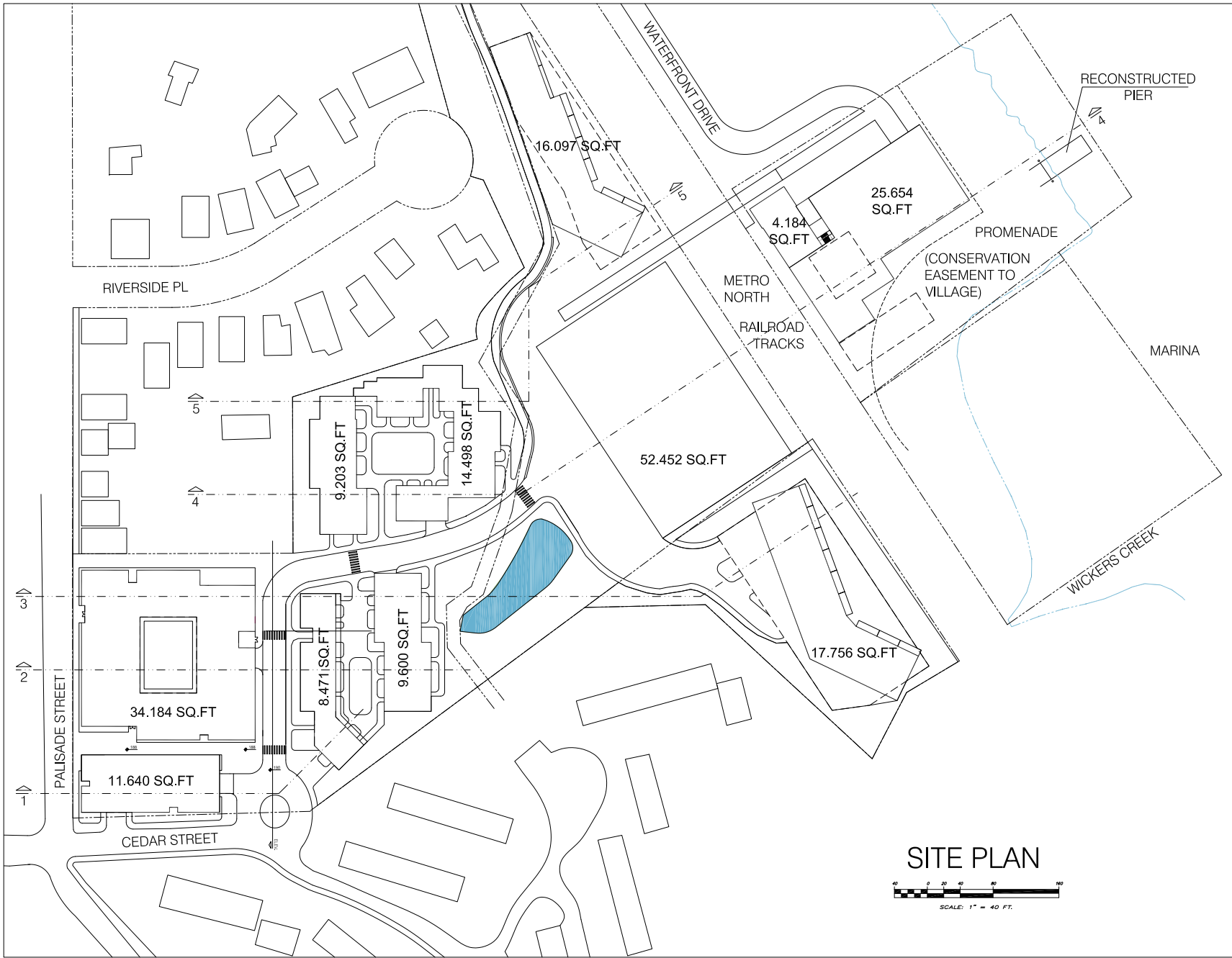
*Featured Speaker
Doug Farr*



Thank You







LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

PROJECT TITLE: **145 PALISADE STREET**
DOBBS FERRY, NEW YORK

PROJECT NO.: 1214

GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
e-mail: arch329@gmail.com

AUGUST 13 2013

SHEET TITLE
SITE PLAN

DRAWN BY: GS
APPROVED BY: PWS

SHEET NUMBER

1



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 683 6165
N.Y.S. STATE LICENSE
No. 27038

PROJECT TITLE: **145 PALISADE STREET**
DOBBS FERRY, NEW YORK

PROJECT NO.: 1214

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

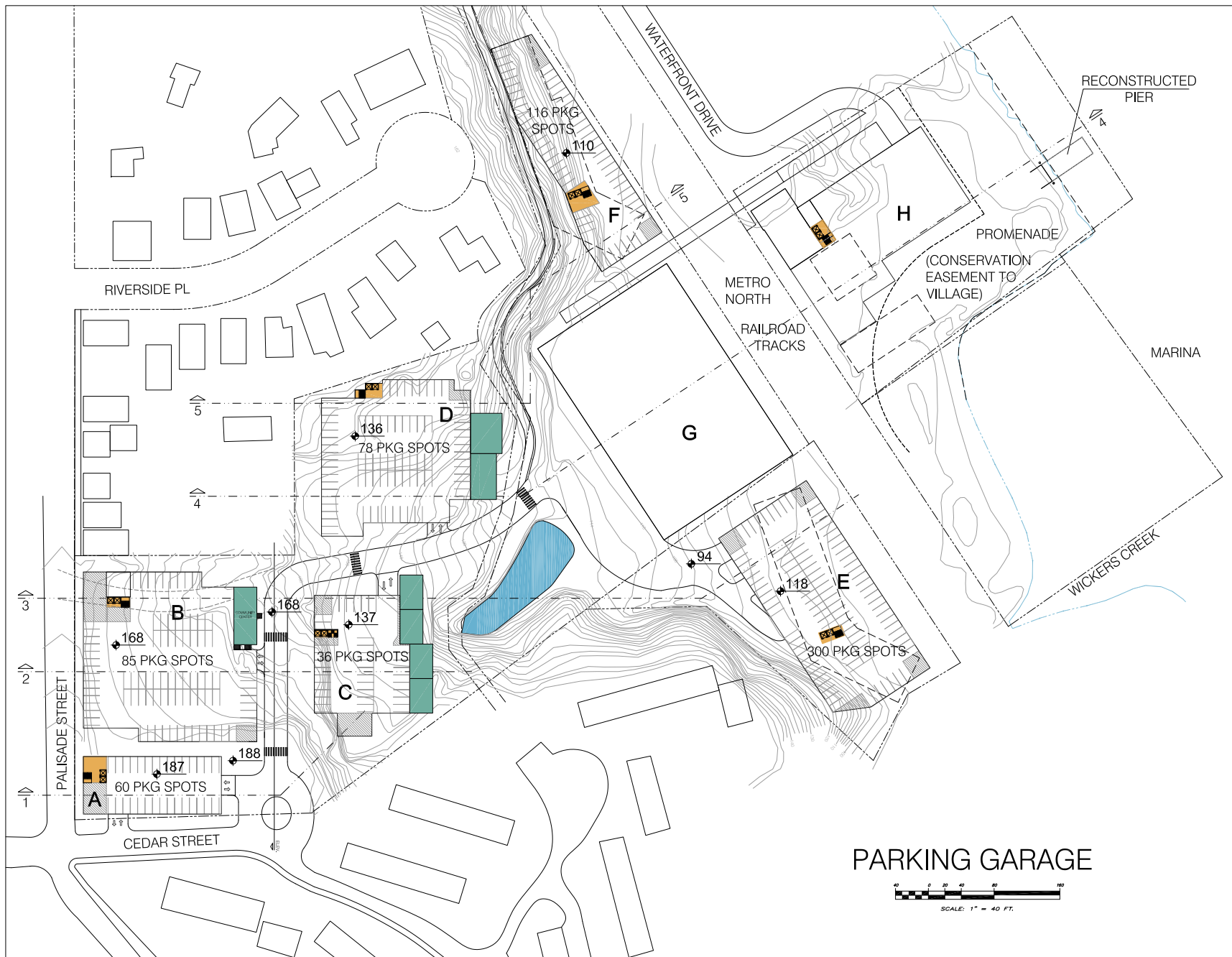
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 683-5093
Fax: (914) 683-5390
email: arch329@gmail.com

AUGUST 13 2013

SHEET TITLE
COURTYARD
LEVEL

DRAWN BY: GS
APPROVED BY: PMS

SHEET NUMBER
2



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693-6165
NY & STATE LICENSE
No. 27038

PROJECT TITLE: **145 PALISADE STREET**
DOBBS FERRY, NEW YORK

PROJECT NO.: 1214

GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5303
Fax: (914) 693-5390
e-mail: arch329@gmail.com

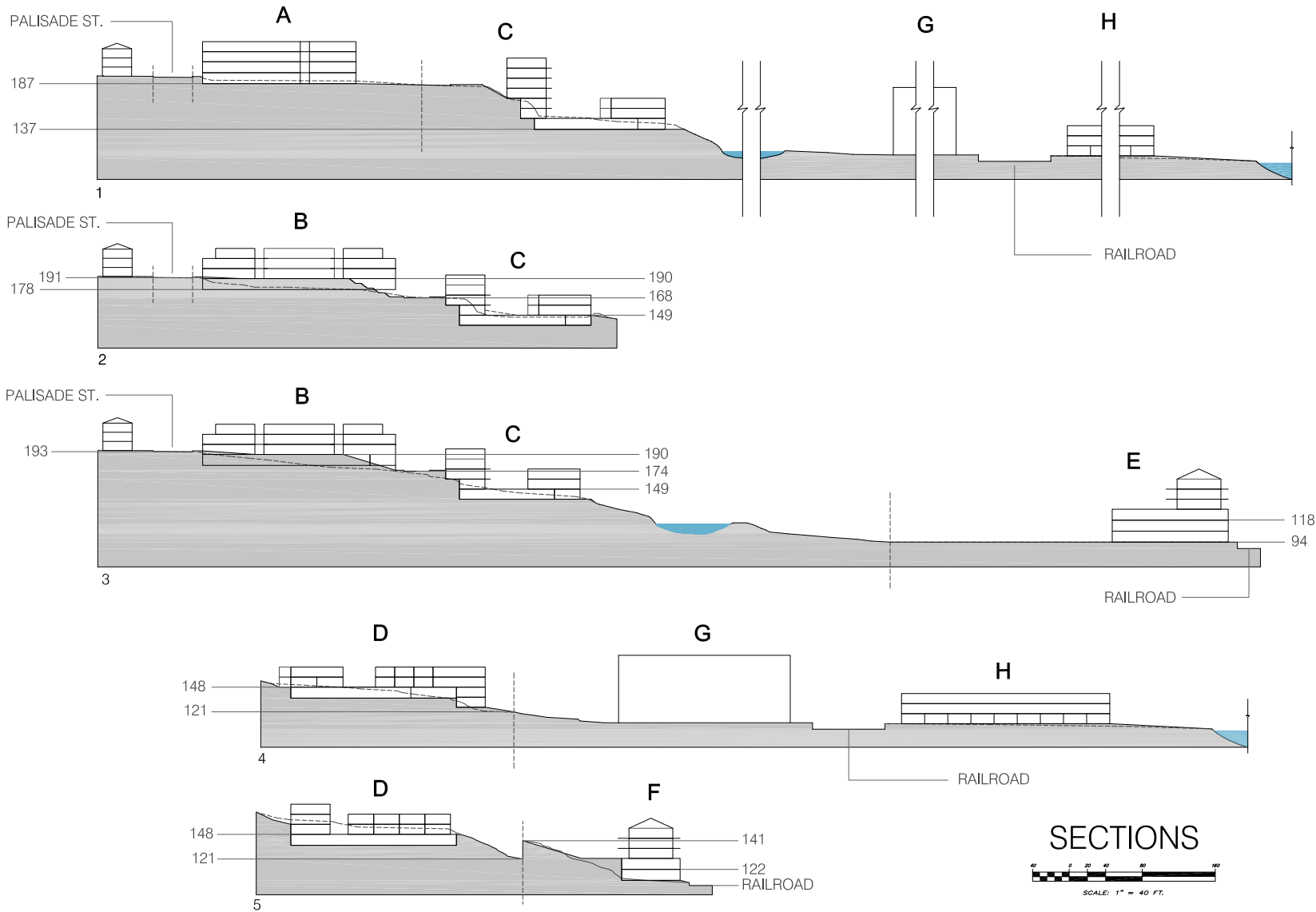
AUGUST 13 2013

SHEET TITLE
**PARKING
GARAGE**

DRAWN BY: GS
APPROVED BY: PRS

SHEET NUMBER

3



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBES FERRY, NY 10522
TEL: 914 693 6165
N.Y.S. STATE LICENSE
No. 27038

PROJECT TITLE: **145 PALISADE STREET**
DOBBES FERRY, NEW YORK

PROJECT NO.: 1214

GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT, LTD.

329 Broadway
Dobbes Ferry, N.Y., 10522
Phone: (914) 693-6093
Fax: (914) 693-6590
email: arch329@gmail.com

AUGUST 13 2013

SHEET TITLE

SECTIONS

DRAWN BY: GS
APPROVED BY: PES

SHEET NUMBER

4

27

