



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

FROM: Valerie Monastra, AICP
Sam Justiniano

CC: Dan Roemer, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Village Attorney

DATE: December 28, 2022

RE: 0 North Mountain Drive

Tanya Giglio c/o Joseph LoCascio, Esq. (the “Applicant” and “Owner”) is seeking Site Plan approval to construct a single-family home. The property is located at 0 North Mountain Drive, Section Block and Lot 3.10-1-3 (“Project Site”) and is located in the OF-2, One Family Residential 2, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as a Type II action under SEQR because it consists of the “construction or expansion of a single-family, two-family, or a three-family residence on an approved lot.” No additional SEQR review is necessary.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table for the OF-2 district. This property was before the Zoning Board of Appeals (ZBA) for a variance from the minimum lot area. The ZBA referred this application to the Planning Board. The Project will require an in-depth zoning review.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
5. **Local Waterfront Revitalization Consistency.** The Planning Board will need to make a consistency determination with the Village’s LWRP per §300-52 (D) as part of its final Site Plan approval. The Applicant has provided a Coastal Consistency Form.

OUTSTANDING SITE PLAN COMMENTS

1. **Regrading and Rock Removal.** The Applicant provided a regarding plan and anticipated rock removal plan. Final details can be sorted out when finalizing site plan approval, but enough information has been submitted to assist the Planning Board in its recommendation to the ZBA. The Applicant should provide for the record the calculations provided by Hudson Engineering.
2. **Retaining Walls.** An extensive amount of retaining walls will be required to construct the house. The Applicant provided construction details for the “dry boulder retaining wall with railing.” The Applicant also notes the possible use of rock ledge. Sheet SP 1.5 displays a retaining wall of 2 feet in height. Is this height proposed for all retaining walls on-site? If not, please provide the height of all of the retaining walls.
3. **Utilities.** A utilities plan was provided. Final details can be sorted out when finalizing site plan approval, but enough information has been submitted to assist the Planning Board in its recommendation to the ZBA.
4. **Lighting.** Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning and Land Use chapter when submitting for final site plan approval.
5. **Landscaping.** The Applicant provided an incomplete landscaping plan. It does not include a complete planting plan. A complete landscaping plan should be submitted when seeking final site plan approval.
6. **Trees.** The Applicant is proposing the removal of eight trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. The Applicant will need to provide a tree replacement plan that meets §300-51(i), Tree Valuation. Please provide the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted. Fifty percent of the total aggregate diameter of trees proposed for removal must be replaced.
7. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will need to review and provide comments on this information.
8. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer will need to review and provide comments on this information.
9. **Threatened or Endangered Species.** The EAF identified the following threatened or endangered species: Bald Eagle. A consultation with the NYS DEC is recommended.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Engineering drawings by Hudson Engineering & Consulting, P.C. dated December 14, 2022, including the following sheets:
 - C-1 Steep Slopes Plan
 - C-2 Erosion and Sediment Control Plan
 - C-3 Stormwater Management Plan
 - C-4 Details
 - C-5 Details
- Short EAF form Part 1, dated November 22, 2022
- A Memo Report prepared by Gotham Design Planning & Development, Ltd. dated December 15, 2022, and entitled “Excavation and Mechanical Rock Removal”
- A Memo Report prepared by Gotham Design Planning & Development, Ltd. dated December 15, 2022, and entitled “Traffic, Parking, and Driveway Analysis”
- Landscape Plan, prepared by Susan Jainchill, L.A., dated 11-30-2022
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. last revised 12-14-2022
- Site Plans by Gotham Design Planning & Development, Ltd. dated December 8, 2022, including the following sheets:
 - SP-1.3 Proposed Tree Removal Plan
 - SP-1.4 Proposed Permeable Paving Plan and Details
 - SP-1.5 Proposed Grading Plan and Retaining Wall Details

The following materials were submitted by the Applicant and previously examined by our office:

- Site Plan Application, dated October 13, 2022
- Coastal Assessment Form, dated June 17, 2022
- Short EAF form Part 1, dated June 17, 2022
- Site Plans by Gotham Design and Community Development LTD, dated October 13, 2022
 - CS Cover Sheet
 - SP-1.0 Proposed Site Plan
 - SP-1.1 Slopes Analysis
 - SP-1.2 Slopes Analysis
 - SP- 1.3 Tree Removal Plan (Revised November 14, 2022)
 - SP-2 Floor Plans
 - SP-3 Elevations
- Site Plans by Gotham Design and Community Development LTD, dated November 14, 2022
 - SP-1.4 Permeable Paving Plan