



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP  
Sam Justiniano, Planning Analyst

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

**DATE:** December 28, 2022

**RE:** 111 Bellair Drive

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Alice Child and Gabriel Dabiri (the “Applicant” and “Owners”) are seeking Site Plan approval to build multiple additions and alterations to the owners’ single-family home, including a new porch, vestibule, landscaping, and retaining walls. The property is located at 111 Bellair Drive, Section Block and Lot 3.160-141-4 and 5 (“Project Site”) and is located in the OF-5, One Family Residential 5, 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 and Land Use chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table for the OF-5 district. The Applicant received a front yard variance of 9 feet 6 inches for the covered porch and 4 feet 10 inches for the vestibule. The ZBA approved the variance on October 12, 2022.
4. **Architectural and Historic Review Board (AHRB).** This application will require Architectural and Historic Review Board approval and falls within the Residential Design Guidelines found in Appendix G of the Zoning and Land Use chapter.

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. **Lighting.** The applicant has provided a lighting plan on S101. The drawing index should be updated to include the lighting plan in the title sheet of S101. Please provide the proposed lumens and heights of the exterior lights.
2. **Landscaping.** The applicant has revised S100 to include a planting schedule. The applicant notes that the plant varieties are subject to change based on availability. We recommend that the applicant try to stay as true to the provided plan as possible.
3. **Drawing Index.** The Drawing Index lists multiple drawings that were not submitted with the application. If these are not necessary for Planning Board/AHRB review, please remove them from the drawing index. As previously stated, these may provide necessary missing information to the Planning Board and will be needed for AHRB approval. Note that some titles in the drawing index table are inconsistent with the titles on the sheets. Please correct those discrepancies.
4. **Retaining Wall.** The applicant has provided a letter from the west neighbor in acceptance of the proposed retaining wall. The Applicant has not provided supporting documentation on the structural integrity of the wall as requested by the Planning Board. The applicant added greenery to the retaining wall to assist with the visual image of the wall.

#### **SUBMISSION MATERIALS**

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

- Letter of Support from West Neighbor, by Rachel Leibson, dated December 9, 2022
- Response Letter to NPV Site Plan Review, signed by Nial Cain, dated December 13, 2022
- Response Letter to Engineer Site Plan Review, signed by Nial Cain, dated December 14, 2022
- Renderings stamped by Niall Christopher Cain, Architect, dated July 14, 2022
  - T100 Title Sheet
  - T101 Title Sheet
- Architectural Survey stamped by Rakesh R. Behal, Land Surveyor, dated February 23, 2022
- Site Plans stamped by Niall Christopher Cain, Architect, dated October 11, 2022, last revised December 5, 2022 (not all sheets)
- Various Photos, undated

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

- Site Plan Application, dated October 24, 2022
- Coastal Assessment Form, dated September 15, 2022
- Short EAF form Part 1, dated October 24, 2022
- Architectural Survey stamped by Rakesh R. Behal, Land Surveyor, dated February 23, 2022
- Structural Evaluation by Neil B. Schmelkin, dated June 8, 2020
- Renderings stamped by Niall Christopher Cain, Architect, dated July 14, 2022
  - T100 Title Sheet
  - T101 Title Sheet
- Site Plans stamped by Niall Christopher Cain, Architect, dated October 11, 2022
  - S100 Site Plan Zoning Calculations Stormwater Management
  - S200 Diagrams Site Details
  - SP100 Specifications
  - SP101 Specifications
  - D100 Demolition Plans
  - A100 Floor Plans
  - A101 Floor Plans
  - A200 Exterior Elevations
  - A201 Exterior Elevations Stretched
  - A300 Building Section
  - A301 Building Section
  - A302 Building Section