



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: 2 Osceola Ave

Kenneth O'Connor (the "Applicant" and "Owner") is seeking Site Plan approval to complete interior alterations, build an addition within the existing building footprint, replace the existing deck, make alterations to the existing roof line, and build a pool. The property is located at 2 Osceola Ave, Section Block and Lot 3.50-14-1 ("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. The Applicant provided a zoning table. As currently proposed, this application appears to require variances from the Zoning Board of Appeals or waivers by the Planning Board per Section 300-52(E) of the Zoning and Land Use chapter for the following:
 - a. **Minimum Lot Coverage by Impervious Surface-** The Applicant proposes 25.40% impervious coverage, where 22.4% is allowed based on Table B-3 (for lots 40,000 square feet or greater) in the Zoning and Land Use chapter.

4. **Architectural and Historic Review Board.** 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.
6. **Floodplain.** This project is located within the 500-year floodplain. This area does not meet the definition of a special flood hazard area and therefore does not require a floodplain development permit.
7. **Wetlands.** On sheet T-I, the proposed project appears to encroach into the wetlands. Please provide additional information, including the amount of wetland encroachment and proposed mitigation. If no encroachment is proposed, please update the site plan to show no encroachment into the wetland area.

SITE PLAN COMMENTS

1. **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 chapter.
2. **Trees.** Will tree removal be required for the project? The proposed project seems to be located where there are currently trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. Please identify if any tree removal is required and submit a planting plan that meets §300-51(i), Tree Valuation, by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees proposed to be planted.
3. **Landscaping.** The Applicant has not provided a landscaping plan per §300-44 of the Zoning chapter, and one will need to be provided.
4. **Stormwater Management Plan.** The Applicant has not yet provided a Stormwater Management Plan but has provided details for a silt fence. It is unclear from the submitted plans where this fencing will be located. As per §262-4E of the Village Code, a stormwater management and erosion and sediment control permit must be obtained for any development or land-disturbing activity. Once provided, the Village Engineer will review the plan and comment on this information.
5. **Erosion and Sediment Control.** The Applicant has provided soil erosion and sediment control notes. The Village Engineer will review and provide comments on this information.

SUBMISSION MATERIALS

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

- Land Use Approval Application prepared by Nicholas Faustini R.A, undated
- AHRB Application dated December 12, 2022
- Coastal Assessment Form, undated
- Short EAF form Part 1, dated December 12, 2022
- Site Plans by Nicholas L Faustini, dated October 11, 2022, last revised December 2, 2022
 - T-1 Prop Plot Plan, Zoning Info & Notes
 - T-2 Zoning, Aerial, Wetland & Flood Plane Maps
 - T-3 Streetscape & Existing House Photos
 - A-4 Site Details & Sky Exposure Plane
 - A-1 Exist Basement Plan
 - A-2 Exist 1st Floor Plan
 - A-3 Exist 2nd Floor Plan & Roof Plan
 - A-4 Exist Elevations & Sections
 - A-5 Proposed Basement Plan
 - A-6 Proposed 1st Floor Plan
 - A-7 Proposed 2nd Floor Plan
 - A-8 Proposed Roof Plan
 - A-9 Proposed Patio Foundation Plan & Floor Plan
 - A-10 Proposed Elevations
 - A-11 Proposed Elevations
 - A-12 Proposed Cross Sections
 - A-13 Proposed Cross Sections
 - A-14 Details, Window & Door Schedule
 - A-15 Proposed Partial First Flr Elec Plan
 - A-16 Proposed Partial Second Flr Elec Plan