



MEMORANDUM

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

FROM: Valerie Monastra, AICP

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

DATE: December 28, 2022

RE: 231 Clinton Ave

Daniel Pennessi (the “Applicant” and “Owner”) is seeking Site Plan approval to build additions on the west and east ends of the existing house. The property is located at 231 Clinton Ave, Section Block and Lot 3.160-143-1 and 2 (“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 Project will meet all OF-2 district bulk requirements.
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.

SITE PLAN COMMENTS

1. **Location Map.** The Applicant should include a location map “showing proposed development in the context of the Village” as per Appendix D, Submittal Requirements of the Zoning and Land Use chapter.
2. **Topography.** The Applicant should include the existing topography with two-foot contours as per Appendix D, Submittal Requirements of the Zoning and Land Use chapter. The proposed final grades should also be included.
3. **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.
4. **Trees.** Are any trees being removed from the site? The Village of Dobbs Ferry recently adopted new tree removal regulations. 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.
5. **Landscaping.** Will the site have any landscaping? If so, the Applicant should provide a landscaping plan that must comply with §300-44 of the Zoning Chapter.
6. **Stormwater Management Plan.** The Applicant must provide a stormwater management plan. The Village Engineer will review and provide comments on this information once it is submitted.
7. **Erosion and Sediment Control.** The Applicant must provide a proposed erosion and sediment control plan. The Village Engineer will review and provide comments on this information once it is submitted.

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, dated December 2, 2022
- Coastal Assessment Form, dated December 2, 2022
- Short EAF form Part 1, dated December 2, 2022
- Site Plans, 15 Sheets, by DeMasi Architects P.C. dated November 18, 2022