



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 29, 2022

RE: 34 Clinton Ave

John Saraiva (the “Applicant” and “Contract Vendee”) is seeking Site Plan approval to build an addition on an existing 3-story residential building to create a 3-story multi-family building with 11 residential units. The property is located at 34 Clinton Ave, Section Block and Lot 3.80-46-4 (“Project Site”) and is located in the MDR-H, Mixed Density Residential- Historic, zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **County Board Referral.** This Project requires a notification to the Westchester County Planning Board per sections 239 L, M, and N of the New York State General Municipal Law and section 277.61 of the County Administrative Code because the project is within 500 feet of New York State Route 9.
2. **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.
3. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Land Use and Zoning chapter. A public hearing will be required for Site Plan approval.
4. **Zoning.** The Applicant provided a zoning table for the MDR-H district. The Project will meet all MDR-H district bulk requirements. However, the Applicant is proposing to please note that the porous asphalt has not been included in the impervious coverage calculation. Porous asphalt may not function as 100% pervious surfaces without proper care and maintenance. The Land Use and Zoning chapter defines impervious surface as “a surface that has been

compacted or covered with a layer of material so that it restricts infiltration of stormwater into the ground, including but not limited to parking areas, parking decks, driveways, streets, sidewalks, areas of concrete, asphalt, gravel or other compacted aggregate, swimming pools, and areas covered by the outdoor storage of goods or materials which do not absorb water.” We defer to the Building Inspector to opine whether this large surface area can be fully omitted from the impervious coverage calculations, as is the case currently.

5. **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.
6. **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. **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. **Tree Removal and Landscaping.** The Applicant is proposing the removal of five trees. The planting replacement plan has been submitted and appears to comply with §300-51(I).
3. **Affordable Housing.** In accordance with §300-40, Affordable Housing, the Applicant proposes to provide one affordable unit.
4. **Parking Area.** In accordance with §300.48(E)(3)(a) “the view of parking areas from all abutting streets must be visually screened by permitted buildings, fences, walls, hedges, or by a combination thereof. Each fence, wall, or hedge shall be not less than 2.5 feet in height and not more than four feet in height.” The landscaping plan seems to meet this requirement, but the Applicant’s landscape architect should confirm that at full growth the landscaping will meet this provision.
5. **Stormwater Management Plan.** The Applicant must provide a stormwater management plan. The Village Engineer will review and provide comments on this information once provided.
6. **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 provided.

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 12, 2022
- Coastal Assessment Form, dated December 8, 2022
- Short EAF form Part 1, dated December 9, 2022
- Landscape Drawings, 2 Sheets, stamped by Louis Charles Fusco, dated December 12, 2022, including the following:
 - SP-1 Landscape Site Plan
 - PL-1 Planting Plan & Rendered Site Plan
- Survey Drawings, 2 Sheets, stamped by Rakesh R. Behal, L.S. dated September 3, 2022, including the following:
 - Topographical Survey
 - Slope Survey
- Site Plans, 14 Sheets, stamped by Christina Marie Griffin, dated December 13, 2022, including the following:
 - A-0 Title Sheet, Project Imagery, List of Drawings
 - S-1 Zoning Data, Area Map, Photos Of Existing Conditions
 - S-2 Site Plan, Demolition Site Plan, Aerial Site Photos
 - S-3 Neighborhood Context
 - A-1 Basement Floor Plan
 - A-2 First Floor Plan
 - A-3 Second Floor Plan
 - A-4 Third Floor Plan
 - A-5 Roof Plan
 - A-6 East (Front) Elevation
 - A-7 North (Side) Elevation
 - A-8 West (Rear) Elevation
 - A-9 Existing Building South Elevation & Courtyard North Elevation
 - A-10 Courtyard South Elevation