



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: 60 Washington Ave

Dwight and Charlotte Weld (the “Applicants” and “Owners”) are seeking Site Plan approval to build additions to the existing house including a new front entry porch, a new family entry porch, a one-story library addition, a one-store family room with a finished lower level, a first-floor level deck and terrace, and a second-floor roof deck and a detached, two car garage. The property is located at 60 Washington Ave, Section Block and Lot 3.50-17-8.2 (“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” and “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages.” 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 the OF-2 district bulk requirements and §300-54(A), Accessory buildings.
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. **Landscaping.** The Applicant should provide a landscaping plan in compliance with §300-44.
2. **Trees.** Are there any trees being removed from this site? 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. **Stormwater Management Plan.** The Applicant must provide a stormwater management plan. The Village Engineer will review and provide comments on this information once provided.
4. **Erosion and Sediment Control.** The Applicant must provide an 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:

- Letter from Gotham Design & Community Development Ltd., dated December 18, 2022
- Land Use Approval Application, undated
- Topographic Survey by Thomas C. Merritts Land Surveyors, P.C., dated July 5, 2012
- Coastal Assessment Form, dated November 9, 2022
- Short EAF form Part 1, undated
- Site Plans, 13 Sheets, by Gotham Design & Community Development Ltd., dated September 15, 2022 including the following:
 - CS "Cover Sheet"
 - EX-1 "Existing Floor Plans"
 - EX-2 "Existing Elevations"
 - A-1.0 "Existing, Demolition, and Proposed Site Plans, Zoning Tables"
 - A-1.1 "Enlarged Site Plan, Construction Sequence Notes"
 - D-1 "Demolition Floor Plans"
 - A-2.0 "Proposed Basement Floor Plan"

- A-2.1 “Proposed First Floor Plan”
- A-2.2 “Proposed Second Floor Plan”
- A-3.1 “Proposed South and West Elevations”
- A-3.2 “Proposed North and East Elevations”
- A-3.3 “Proposed Garage Elevations, Sections”
- A-4.1 “Proposed Building Sections”