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## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**RE:** 107 Judson Avenue

**DATE:** January 3, 2022

**CC:** Ed Manley, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Planning Board Attorney

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Thomas Haynes (the “Applicant”) is seeking site plan approval to install an in-ground pool, pool house and patio. The property is located at 107 Judson Avenue, Section Block and Lot 3.130-120-2 (“Project Site”), and is located in the OF3, One-Family Residential 3 district.

### General and Procedural Comments

1. **SEQR.** This application is categorized as a Type II under SEQR because it consists of the “construction, expansion, or placement of minor accessory residential structures, including...patios, decks, swimming pools....” The Applicant has submitted a Short EAF Part 1.
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 this application.
3. **Zoning.** The Applicant has provided a bulk table for the OF3 Zoning District, and while the existing lot has a variety of existing nonconformities, it appears the proposed pool house, pool, and patio will meet the zoning requirements. Final determination on zoning will be undertaken by the Building Inspector.
4. **Architectural and Historic Review Board.** This application will require Architectural and Historic Review Board approval.
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 approval. The Applicant has provided a Coastal Consistency Form.

## Site Plan Comments

1. **Lighting.** Does the Applicant propose any exterior lighting? All lighting should comply with the residential standards of §300-41 of the Zoning chapter. If new lighting is proposed, the Applicant should provide a lighting plan.
2. **Landscaping.** The Applicant has provided a landscape plan, as per §300-44 of the Zoning chapter. A schedule of proposed plantings should also be provided.
  - a. The Applicant indicates one (1) tree to be removed as a part of another application. Is this the only proposed tree removal?
  - b. The landscape plan indicates using Hemlock. The Applicant should not use Hemlock Woolly Adelgid, *Adelges tsugae*, as it is an established invasive species. Please provide the Hemlock species being proposed for the landscape plan.
3. **Grading and Drainage.** The Applicant provided grading and a drainage plan. The Village Engineer will review and provide comments on this information.
4. **Erosion and Sediment Control.** The Applicant has provided a proposed erosion and sediment control plan. The Village Engineer will review and provide comments on this information.
5. **Accessory Structures.** According to §300-54(N)(2), the pool house must meet the requirements for accessory sheds and garages.
  - a. The proposed poolhouse will meet the setback requirements of §300-54(A)(1) of the Zoning and Land Use chapter. Note that the overhang of the roof encroaches into the five (5) foot setback.
  - b. Per §300-54 (6) the Planning Board will need to determine if the buildings will “complement the principal building in terms of materials, roof form, and architectural detailing.”

## Submission Materials

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

- Planning Board application dated November 18, 2021
- Site Plans by Haynes Architecture, P.C. dated October 4, 2021, containing the following sheets:
  - A.01 Location Plan/ General Notes
  - A.02 General Notes
  - SP.01 Plot Plan / Zoning Analysis
  - SP.02 Site General Notes/ Details
  - A1.01 Proposed Plans/ Elevations
  - A1.02 Proposed Finishes

- A1.03 Photos
- Custom Pool Plan by 4G Engineering, LLC
- Coastal Assessment Form dated December 15, 2021