



MEMORANDUM

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

FROM: Valerie Monastra, AICP

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

DATE: January 3, 2022

RE: 51 Beechdale Road

Beth Holly ("Applicant") is seeking Site Plan approval for the construction of drainage improvements and adding two (2) Cultec Systems to an existing one-family residential dwelling ("Project"). The Project includes raising the existing residence, filling the site to make the new elevation, and constructing a new asphalt driveway. The property is located at 51 Beechdale Road, Section Block and Lot 3.160-143-22 ("Project Site") and is located in the OF-2, One-family Residential 2 zoning district.

GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This Project is classified as an Unlisted project in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR § 617. The Planning Board will be the Lead Agency for this application due to its site plan approval authority. An Uncoordinated SEQR review is being conducted. The Applicant has provided a Short Environmental Assessment Form (EAF). A Part II EAF has been provided for the Board's review.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.
3. **Zoning.** The Applicant has provided a zoning table for the bulk regulation in the OF-2 zoning district, and it appears the Project will meet all zoning requirements.
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 Site Plan approval. The Applicant has submitted a Coastal Assessment Form.

SITE PLAN COMMENTS

1. **Lighting.** Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. **Landscaping.** The Applicant has provided a landscaping plan and planting list, per §300-44 of the Zoning chapter. None of the plant species selected are invasive.
3. **Stormwater.** The Applicant provided 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.

SUBMISSION MATERIALS

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

- Site Plan Sets Titled 51 Beechdale Road Floodwater Remediations prepared by James J. Hahn Engineering, P.C., last revised December 22, 2021, containing the following sheets:
 - C-1 Site Plan
 - C-2 Details (Sheet 1)
 - C-3 Details (Sheet 2)
- HydroCAD Report for 51 Beechdale Road prepared by James J. Hahn Engineering, P.C., dated December 30, 2021.
- Plant list by Lisa Moore Home Design & Renovations
- Landscape Drawing

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

- Site Plan Sets Titled Renovations to Holly Residence prepared by Mingoello & Associates Architects, LLC, dated November 17, 2021, containing the following sheets:
 - SP-1 Site Plan
 - SP-2 Site Details
 - A-1 Floor Plans
 - A-2 Elevations
 - A-3 Elevations

- A-4 Sections
- Demolition Floor Plans prepared by Mingoello & Associates Architects, LLC, dated November 18, 2021, containing the following sheets:
 - A-1 Demolition Floor Plans
 - A-2 Floor Plans
 - A-3 Elevations
 - A-4 Elevations
 - A-5 Wall Sections
 - A-6 Wall Sections
- Property Survey for 51 Beechdale Road, prepared by Rown Land Surveying, PLLC, dated April 6, 2020.
- Floodwater Remediation Plan by James J. Hahn, Engineering P.C. dated November 17, 2021
- Site Plan Application prepared by Beth Holly dated November 22, 2021
- Coastal Assessment Form prepared by James J. Hahn Engineering, P.C., dated November 22, 2021