



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: September 28, 2023

RE: 11 Lyman Place

Ricardo Dos Anjos, 11 Lyman Place LLC, (the “Applicant” and “Owner”) is seeking Site Plan and Subdivision approval to construction two new one-family dwellings while subdividing the existing lot into two lots, labeled Lot No. 1 and Lot No. 2. The property is located at 11 Lyman Place, Section Block and Lot 3.60-22-3 (“Project Site”) and is located in the OF-6, One Family Residential 6, zoning district.

GENERAL AND PROCEDURAL COMMENTS

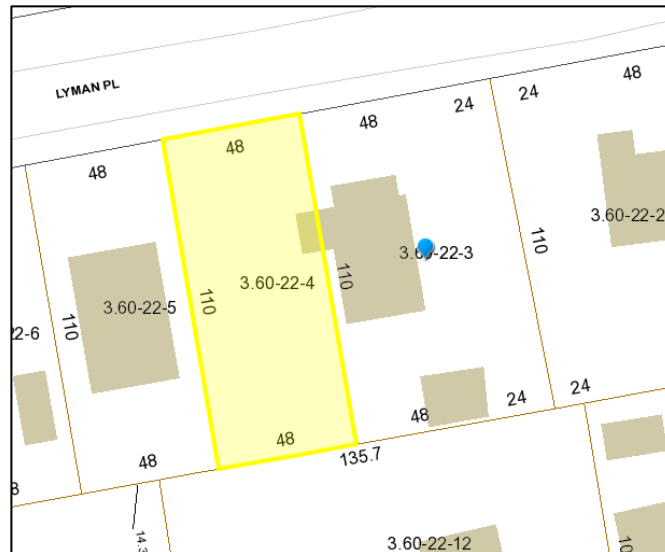
1. SEQR.

- a. This application is categorized as an Unlisted action under SEQR because it consists of a minor subdivision. The Planning Board should indicate their intent to be Lead Agency for the Project.
- b. The Applicant has provided a Short Environmental Assessment Form Part 1, for which we have no comments to offer.

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. **Subdivision.** The Applicant has asserted the application involves the subdivision of the existing lot at SBL 3.60-22-3. It appears that the application is instead a lot line adjustment between lots 3.60-22-3 and 3.60-22-4, which is still considered a subdivision according to §300-14 of the Village Code. According to the Town of Greenburgh property data card, these

two lots are separate lots. The Applicant should provide additional information related to the two lots, as it appears these are already two separate tax lots. See image below.



4. **Zoning.**

- a. Any existing non-conforming conditions are proposed to be removed to allow for the construction of the proposed dwellings.
- b. The Applicant has not provided a zoning table for either of the proposed lots. This should be provided with future submissions, showing the proposed buildings will comply with all bulk requirements.
- c. A minimum of two spaces is required per dwelling unit. It appears the Applicant is proposing two-car garages for each dwelling. This should be confirmed.

5. **Architectural and Historic Review Board.** The Project will also require review by the Planning Board, as the AHRB, to confirm that it is in accordance with the design guidelines established in Appendix G of the Village Code. An AHRB Application should be submitted as well.
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.
7. **Steep Slopes.** The Project Site has steep slopes present. In accordance with §300-34(A)(2), the net lot area of the parcel should be calculated with the deduction of 50% of the area with

slopes 25% or greater and 25% of the area with slopes of 15%-25%. This should be included as part of the bulk regulations table noted in comment 4 above.

8. **Tax Map Description.** It appears that the labelling of the lots throughout the document is incorrect in comparison to the Town of Greenburgh tax accessor information. Please refer to comment 3 above.

SITE PLAN COMMENTS

1. **Lighting.** It appears that lighting is proposed for the site, but the combined landscaping/lighting plan seems unclear on the location of the proposed lighting. The Applicant should provide a separate lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
2. **Trees.** It appears that the existing trees on the site will be removed. The Village's Landscape consultant will review the provided plant list to determine if the planting plan will meet §300-51(i), Tree Valuation. Please provide the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees that are proposed to be planted. In addition, the landscaping plan does not appear to show all of the existing trees on the lot, such as the large tree located to the left of the existing driveway.
3. **Stormwater Management Plan.** The Applicant has provided a Stormwater Management Plan including details for a silt fence. The Village Engineer will review the plan and provide comments on this information.
4. **Erosion and Sediment Control.** The Applicant has provided soil erosion and sediment control details. The Village Engineer will review and provide comments on this information.
5. **Curbs.** The Project will require two curb cuts for the driveways associated with the Proposed Buildings. The Superintendent of the Department of Public Works should be consulted to review and confirm compliance.

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 signed by Ricardo Dos Anjos, dated September 13, 2023
- Coastal Assessment Form, prepared by Ubadah Abdullah, dated September 13, 2023
- Short EAF form Part 1, signed by Ricardo Dos Anjos, dated September 13, 2023
- Civil Engineering Plans by Hudson Engineering, dated August 15, 2023 including the following:
 - C-1 Demolition Plan
 - C-2 Stormwater Management Plan
 - C-3 Details

- Architectural Plans by Christina Griffin, last revised September 14, 2023 including the following:
 - Title Sheet General Notes, Climatic & Geographic Criteria, Dates, List of Drawings
 - S-2 Photos of Existing Conditions & Neighboring Properties
 - S-3 Streetview of Property & Neighboring Houses
 - L-1 Landscaping Plan Exterior Lighting Layout
 - M-1 Exterior Material & Color Scheme
- Signature Building Systems Drawings, by dated July 7, 2023 including the following:
 - CS Cover Sheet
 - 1a Front Elevation
 - 1b Rear Elevation
 - 1c Elevation
 - 1d Elevations
 - 2a 1st Floor Plan
 - 2b 2nd Floor Plan
 - 3a Front Elevation
 - 3b 1st Floor Plan
 - 3c 2nd Floor Plan