



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: October 27, 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 lots through a lot line change 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 and have attached a Part 2 and 3 for your review.

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. **The Applicant has confirmed that the property consists of two legal tax lots. This comment has been addressed.**

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 provided a zoning table for each lot.

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.

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.** 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. **The Applicant asserts that a plan will be submitted with a future submission.**
- 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. **The Applicant has added two native trees to the lots. The Planning Board may want to refer the landscape plan to the Village's landscape consultant.**
- 3. **Stormwater Management Plan.** The Applicant has provided a Stormwater Management Plan including details for a silt fence. **The Applicant has included a Stormwater Management Plan & Drainage Analysis document with the most recent submission.** 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:

- Response Letter to the Planning Board dated October 20, 2023
- Response Letter to Anthony Oliveri, P.E., dated October 16, 2023
- Topographic Survey by Ramsay Land Surveying, P.C., dated June 13, 2023
- Stormwater Management Plan & Drainage Analysis dated June 15, 2023, revised October 16, 2023
- Civil Engineering Plans by Hudson Engineering, dated August 15, 2023, last revised October 16, 2023 including the following:
 - C-1 Demolition Plan
 - C-2 Stormwater Management Plan
 - C-3 Details
- Architectural Plans by Christina Griffin, last revised September 20, 2023 including the following:
 - Title Sheet General Notes, Climatic & Geographic Criteria, Dates, List of Drawings
 - S-1 Site Plan, Location Map, Zoning Data
 - L-1 Landscaping Plan Exterior Lighting Layout
 - M-1 Exterior Material & Color Scheme
- Signature Building Systems Drawings, by dated April 27, 2023, last revised May 11, 2023 including the following:
 - 1a Front Elevation
 - 1b Rear Elevation
 - 1c Elevation
 - 1d Rear Elevation
 - 2a Front Elevation
 - 2b Rear Elevation
 - 2c Elevation
 - 2d Rear Elevation