



## MEMORANDUM

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

**FROM:** Valerie Monastra, AICP

**CC:** Dan Roemer, Building Inspector  
Anthony Oliveri, P.E., Village Engineer  
Dan Pozin, Village Attorney

**DATE:** October 31, 2022

**RE:** 63 Livingston Avenue

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63 Livingston LLC. (the “Applicant” and “Owner”) is seeking Site Plan approval to undertake interior and exterior renovations as well as modifications to the building footprint. The property is located at 63 Livingston Avenue, Section Block and Lot 3.120-104-9 (“Project Site”) and is located in the MDR-1, Mixed-Density Residential 1, zoning district.

## GENERAL AND PROCEDURAL COMMENTS

1. **SEQR.** This application is categorized as an Unlisted Action under SEQR. A short Environmental Assessment form has been provided.
2. **Site Plan Approval.** This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning and Land Use chapter. A public hearing will be required for Site Plan approval.
3. **Zoning.** The Applicant provided a zoning table for the MDR-1 district. This property received a zoning variance for the maximum building coverage. The Project will meet all other MDR-1 district bulk 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 provided a Coastal Consistency Form.

## SITE PLAN COMMENTS

1. **Lighting.** Is lighting proposed for the site? If so, the Applicant should provide a lighting plan, and all proposed lighting must comply with §300-41 of the Zoning chapter.
2. **Landscaping.** The Applicant should provide a landscaping plan per §300-44 of the Zoning chapter.
6. **Trees.** The Applicant is proposing the removal of four trees. The Village of Dobbs Ferry recently adopted new tree removal regulations. Please confirm that the planting plan meets §300-51(i), Tree Valuation by providing the total aggregate diameter of trees proposed for removal and the total aggregate diameter of trees that are proposed to be planted.
3. **Parking.** While the Applicant is not proposing to increase the number of units or bedrooms, the site plans should identify the proposed parking for the units. Landscaping of the parking area is required per §300-48(E)(3)(a) and (b). Please provide additional details on the proposed internal circulation of the driveway. The driveway and parking areas should have their dimensions noted on the plan.
4. **Stormwater Management Plan.** The Applicant provided a stormwater management plan. The Village Engineer will review and provide comments on this information.
5. **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 Application, dated October 5, 2022
- Coastal Assessment Form, dated October 5, 2022
- Short EAF form Part 1, dated October 5, 2022
- Site Plans by Hudson Engineering and Consulting P.C, dated October 10, 2022
  - T-1.0 Title Sheet
  - L-1.0 Landscape Plan
  - A-1.0 Existing and Proposed Plans- Basement and First Floor
  - A-1.1 Existing and Proposed Plans- Second Floor and Attic
  - A-2.0 Existing and Proposed Exterior Front and Side Elevations
  - A-2.1 Existing and Proposed Exterior Rear and Side Elevations
  - C-1 Stormwater Management Plans
  - C-2 Details